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City of Vista
1999-2004 Housing Element and
Community Revitalization Plan

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and Community Revitalization Plan**



December 1999

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Revitalization Plan

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City of New York
Department of Social Services
Office of the Director

Page 1 of 1

Enclosed for the Director
are two copies of the
report of the Committee on
the Administration of the
Department of Social Services
for the year 1964.

Very truly yours,
Director

cc: [illegible]

City of Vista 1999-2004 Housing Element and Community Revitalization Plan

Table of Contents

Federal Regulation Citation	Section	Page
	Executive Summary	E-i
	1. Coordinating and Managing the Process	1
	1.1 Legislative Framework	1
	1.1.1 State Housing Element Law	1
	1.1.2 HUD Community Planning and Development Regulations	2
§91.200(b)	1.2 Lead Agency	2
§91.100(a)(b)	1.3 Consultation	2
§91.200(b)	1.3.1 Housing Programs	3
	1.3.2 Homeless Services	3
§91.100(a)(2)	1.3.3 Lead-Based Paint	3
	1.3.4 Economic Development	3
	1.3.5 Public Works and Facilities	3
	1.3.6 Public And Supportive Services	4
§91.100(a)(3,4)	1.3.7 Consultation with Residents and Adjoining Jurisdictions ..	4
§91.100(c)	1.3.8 Public Housing	5
§91.105	2. Summary of Citizen Participation Process	7
	2.1 Consultation Workshop	7
	2.2 Citizen Comment Procedures	7
	2.2.1 Access to Meetings	7
	2.2.2 Access to Information	7
	2.2.3 Technical Assistance	8
	2.2.4 Public Hearings	8

Table of Contents

Federal Regulation Citation	Section	Page
	2.2.5 Publishing the Plan	8
	2.2.6 Public Comments	9
§91.105(b)(3)	2.3 Public Hearings and Approval	9
§91.205	3. Housing and Community Development Needs Assessment ..	11
§91.205(a)(b)(d)	3.1 Household Needs	11
	3.1.1 Demographic and Household Characteristics and Trends	11
	3.1.2 Areas of Racial/Ethnic and Low-Income Concentrations	20
	3.1.3 Special Needs Populations	26
	3.1.4 Estimates of Current Housing Needs	34
	3.1.5 Projection of Future Housing Needs	37
§91.205(c)	3.2 Homeless Needs	38
§91.210(c)	3.2.1 Nature and Extent of Homelessness	38
	3.2.2 Homeless with Special Needs	39
	3.2.3 Continuum of Care	41
	3.2.4 Service Provision	43
	3.2.5 Identification of Gaps	49
§91.210(b)	3.3 Public and Assisted Housing Needs	50
	3.3.1 Public Housing	50
	3.3.2 Tenant-Based Rental Housing Assistance	50
	3.3.3 Inventory of Assisted Housing Units	51
	3.3.4 Assisted Housing Units At-Risk of Converting to Market Rate	53
	3.3.5 Cost Analysis - Preservation and Replacement of At-Risk Housing	55
	3.3.6 Resources for Preservation	58
	3.3.7 Quantified Objectives	60
§91.205(e), §91.210(a)(b)(e)	3.4 Market Conditions	61
	3.4.1 Housing Growth	61
	3.4.2 Housing Characteristics	62
	3.4.3 Housing Cost	67
	3.4.4 Housing Condition	72

Table of Contents

Federal Regulation Citation	Section	Page
	3.4.5 Lead-Based Paint Hazards	74
§91.205(e)	3.5 Barriers to Affordable Housing	77
	3.5.1 Market Constraints	77
	3.5.2 Governmental Constraints	79
	3.6 Housing Opportunities	87
	3.6.1 Availability of Sites for Housing	87
	3.6.2 Availability of Public Services and Facilities	88
	3.6.3 Opportunities for Energy Conservation	89
§91.225(a)(1)	3.7 Fair Housing	90
	3.8 Redevelopment Housing Obligations	92
	3.8.1 Legislative Framework	92
	3.8.2 Vista Redevelopment Plan	92
	3.8.3 Redevelopment Housing Set-Aside Fund	93
	3.8.4 Inclusionary Housing Obligations	93
	3.8.5 Replacement Housing Obligations	95
§91.210(d) §91.215(e)	3.9 Community Development Needs	98
	3.9.1 Vista Townsite Area	98
	3.9.2 Public Input on Community Development Needs and Priorities	99
	3.9.3 Public Housing Non-Housing Needs	100
	3.9.4 Anti-Crime Programs	100
	3.9.5 Economic Development Activities	101
	3.9.6 Infrastructure Improvements	104
	3.9.7 Public Facilities	105
	3.9.8 Public Services	109
	3.9.9 Senior Programs	111
	3.9.10 Youth Programs	112
92.215(a)(4,5)	4. Housing and Community Development Strategic Plan ..	115
	4.1 Goals and Policies	116
	4.1.1 Housing Goals and Policies	116
	4.1.2 Community Development Goals and Policies	120

Table of Contents

Federal Regulation Citation	Section	Page
	4.2 Evaluation of Accomplishments under Adopted Housing Element	123
	4.2.1 Fair Share Affordable Housing Goal	130
	4.2.2 Regional Housing Growth Needs	131
	4.3 Resources for Housing and Community Development Activities	133
	4.3.1 Inventory of Primary Federal, State, Local, and Private Resources	133
91.215(b)(c)(d)(e)	4.4 Housing and Community Development Objectives and Activities	139
	4.4.1 Housing Needs	140
	4.4.2 Homeless Needs	157
	4.4.3 Persons with Special Needs	161
	4.4.4 Community Development	164
91.215(h)(i)	4.5 Anti-Poverty Strategy/Coordination	185
91.215(g)	4.6 Lead-Based Paint Reduction Strategy	186
91.215(i)(1,2,3)	4.7 Institutional Structure	187
	4.7.1 Public Agencies	187
	4.7.2 Non-Profit Organizations	188
	4.7.3 Private Industry	189
	4.7.4 Delivery System Gaps and Strategy to Overcome Gaps	190
	4.7.5 Coordination	191
91.215(f)	4.8 Reduction of Barriers to Affordable Housing	192
	4.9 Public Housing Resident Initiatives	193
	Appendix A - Public Input	
	Appendix B - Vista Townsite Area Neighborhood Revitalization Strategy	

Table of Contents

LIST OF TABLES

Table		Page
3-1	Residential Employment Characteristics	14
3-2	Region Employment by Jurisdiction: 1990-1995	15
3-3	Major Employers by Industry	15
3-4	Household Type and Size 1990	17
3-5	Overcrowding by Tenure: 1990	18
3-6	Racial and Ethnic Mix: 1990 and 1997	20
3-7	Income Definitions	22
3-8	Income Limits	23
3-9	Households by Race/Ethnicity and Income: 1990	23
3-10	CDBG Eligible Census Tracts and Block Groups: 1990	24
3-11	Occupations in Very Low/Low/Moderate Income Groups	26
3-12	Licensed Community Care Facilities	27
3-13	Estimated Percent of People with AIDS and HIV Infection Who Need Housing Assistance	33
3-14	Housing Assistance Needs of Lower Income Households	34
3-15	Percent of Overcrowded Households by Income: 1990	35
3-16	Percent of Minority Households with Extremely Low and Very Low Incomes Having Housing Problems - by Housing Types	36
3-17	Homeless Service Components	42
3-18	Homeless Service Providers	43
3-19	Rental Assistance	50
3-20	Assisted Multi-Family Housing Inventory	53
3-21	At Risk Multi-Family Housing Projects	54
3-22	Market Value of At-Risk Housing Projects	56
3-23	Rent Subsidies Required	57
3-24	Housing Type: 1990-1998	63
3-25	Comparison of Rental Unit Stock with Household Makeup	66
3-26	Analysis of Large Family Overcrowding Problems	67
3-27	Housing Sales Monthly Median Price: January 1997-December 1998	68
3-28	Affordable Housing Costs by Income Category	70
3-29	Rental Rates in Vista: 1998	71
3-30	Age of Housing Stock: 1998	73
3-31	Childhood Lead Poisoning Agencies and Resources	75
3-32	Number of Housing Units with LBP Occupied by Lower Income Households	76
3-33	Disposition of Loan Applications	78
3-34	Residential Development Standards	81
3-35	Planning Fee Schedule	83
3-36	Residential Sites Inventory	87
3-37	Inclusionary Housing Obligation	94
3-38	Replacement Housing Requirements	96

Table of Contents

Table	Page
3-39 Summary of Redevelopment Housing Requirements/Results	97
4-1 Accomplishments under Adopted Housing Element	124
4-2 Affordable Housing Accomplishments: 1991-1999	131
4-3 Share of Regional Housing Needs: 1991-1998	132
4-4 Public and Private Resources Available for Housing and Community Development Activities	134
HUD Table - Priority Housing Needs	156
HUD Table - Continuum of Care Gaps Analysis: Individuals	159
HUD Table - Continuum of Care Gaps Analysis: Persons in Families with Children	160
HUD Table - Special Needs/Non-Homeless Priority Needs	163
HUD Table - Community Development Priority Needs	177
4-5 Housing and Community Development Plan Summary	180

LIST OF CHARTS

Population Growth: 1990-1998-2005	12
Population by Age: 1997	13
Housing Growth: 1990-1998 and 1999-2004	61
1990 Homeownership Rates	64
Housing Inventory by Size and Tenure: 1990	65
Median Housing Sale Prices: 1997-1998	69
Affordability Index	70
Rental Rates in Vista: 1998	72
Residential Development Fees per Prototype Development Per Square Foot Fee in 1998	84

LIST OF FIGURES

Figure	Page
3-1 Concentration of Overcrowded Renter Households	19
3-2 Concentration of Hispanic Households	21
3-3 Concentrations of Low and Moderate Income Households	25
3-4 Assisted Multi-Housing Inventory	52

City of Vero 1979-2000 Housing Element and Community Revitalization Plan Executive Summary

Purpose of the Housing Element and Community Revitalization Plan

The 1979-2000 Housing Element and Community Revitalization Plan is a long-range plan that sets the policy and provides the framework for the City of Vero's housing and community development programs.

The plan is a key component of the City's overall development strategy. It provides a framework for the City's housing and community development programs, and it provides a framework for the City's overall development strategy. The plan is a key component of the City's overall development strategy.

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Housing Element and Community Revitalization

The City of Vero's Housing Element and Community Revitalization Plan is a long-range plan that sets the policy and provides the framework for the City's housing and community development programs. The plan is a key component of the City's overall development strategy.

Executive Summary

The City of Vero's Housing Element and Community Revitalization Plan is a long-range plan that sets the policy and provides the framework for the City's housing and community development programs. The plan is a key component of the City's overall development strategy.

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City of Vista 1999-2004 Housing Element and Community Revitalization Plan Executive Summary

Purpose of the Housing Element and Community Revitalization Plan

This 1999-2004 Housing Element and Community Revitalization Plan (HE/CP) introduces a new integrated document that addresses both the State housing element requirements as well as the HUD requirements for formula programs.

Pursuant to State law, the City of Vista is required to prepare a Housing Element that covers the period of July 1, 1999 through June 30, 2004. The Element must provide an analysis of the City's housing needs based on its population, household, employment base, and housing stock characteristics. The centerpiece of the Element is a comprehensive housing plan with goals, policies, and implementing programs to address the identified needs.

The Community Revitalization Plan (Consolidated Plan) satisfies the statutory requirements for Vista's one HUD formula program: Community Development Block Grant (CDBG). The Community Revitalization Plan identifies a jurisdiction's overall housing and community development needs, and outlines a five-year strategy to address those needs. The primary purpose of the Community Revitalization Plan is to develop a plan for addressing the needs for lower income groups who are the intended beneficiaries of HUD programs.

By integrating the Housing Element and Community Revitalization Plan into a single housing and community development plan, the City is able to align two very important planning cycles. This consolidated planning process allows the City to comprehensively review its needs, available resources, and implementation strategy.

Housing Element Self-Certification

California Housing Element law requires all cities and counties update the housing element of their General Plan every five years, and submit the elements to the State Department of Housing and Community Development (HCD) for a determination of statutory compliance. State legislation (AB 1715) sponsored by the San Diego Association of Governments (SANDAG) in 1995 created the opportunity for jurisdictions within the San Diego region to self-certify their housing elements if they had met their "fair share" housing needs for the current Housing Element cycle. The City of Vista provided affordable housing opportunities to 791 lower income households between 1991 and 1999, or 170 percent of its fair share goal of 458 households. Through a variety of new construction, rental and homebuyer assistance, mobilehome park

acquisition, rehabilitation, and transitional housing programs, Vista assisted 216 extremely low income, 394 very low income, and 181 low income households between 1991 and 1999. This level of accomplishment makes the City eligible to self-certify the Housing Element for the 1999-2004 cycle.

Organization of the Housing Element and Community Revitalization Plan

The 1999-2004 Vista Housing Element and Community Revitalization Plan consist of the following four parts:

Coordinating and Managing the Process - Describes the purpose of the Plan, identifies the lead agency, describes the agencies consulted in preparation of this Plan.

Citizen Participation - Describes the citizen participation process used to solicit community input in preparing the City's 1999-2004 Housing Element and Community Revitalization Plan.

Housing and Community Development Needs - Contains statistical and analytical information that provides an overall picture of the City's housing and community development needs.

Housing and Community Development Strategic Plan - Identifies priority housing and community development needs that will be addressed and the implementing programs over the next five years.

In addition, the City annually prepares a One Year Action Plan which delineates the City's specific programs/activities for expenditure of CDBG as well as other housing and community development funds. The first Action Plan for the 1999-2004 Housing Element and Community Revitalization Plan covers FY 1999-2000.

Plan Summary

Housing and Community Development Needs

Key Housing Needs in the City of Vista are summarized below:

Household Characteristics

- One-fifth of the City's households in 1990 were within extremely low income and very low income levels (less than 50% MFI), with half the City's households earning less than 80% MFI. The greatest concentration of lower income population is in the Townsite Area.
- Household overcrowding impacts 16 percent of the City's renter-households, with two-thirds of large family renter households living in overcrowded conditions. This

reflects the limited supply of large family rental units affordable to lower income households, and the doubling up of households to save on housing costs.

- In 1990, 76 percent of the City's lower income households experienced some kind of housing problems, including housing overpayment, overcrowding or substandard housing. The housing assistance needs among renters (89%) were greater than among owners (56%).

Special Needs Households

- An estimated 14 percent of the City's population is comprised of elderly persons, who typically require low cost housing with easy access to transit and health care facilities. 78 percent of lower income elderly renters and 44 percent of elderly homeowners experience one or more housing problems.
- Approximately six percent of the City's 1990 population had work, transportation, and/or self-care limitations. These disabled residents require special attention relating to housing and services.
- Cumulative through December 30, 1998, 124 cases of AIDS have been recorded in the City of Vista. An estimated 57 persons in the City are living with AIDS and HIV, and require a broad range of services, including housing, health care, transportation, and food distribution.
- Estimates of the number of homeless in Vista range from 295 to 1,000, depending on whether the source of reference is the 1990 Census, the Regional Task Force on Homeless, or the Vista Homeless Census Board. The City is participating on a regional Task Force to establish a regional homeless shelter in Vista or in the surrounding County area. The shelter is proposed to include a variety of supportive service components to provide for transition to self-sufficiency.

Housing Stock Characteristics

- Vista is predominately a single-family home community (55%), with multi-family units comprising 37% and mobilehomes comprising 8% of the total housing stock of 29,300 units. During the 1990s, housing growth in Vista has slowed relative to the North County region, with approximately 80 percent of the 2,000 unit housing growth comprised of single-family homes.
- 54% of the City's households were homeowners in 1990, although the current rate of homeownership has likely increased given the predominance of single-family development occurring in the City since 1990.
- There are a total of 20 mobilehome parks in Vista, totaling approximately 1,823 mobile home spaces. The majority of mobilehome occupants in Vista are either

elderly on fixed incomes, or other low to moderate income residents. The City has instituted the Mobile Home Park Accord to limit annual increases in space rents, and has aided non-profits and tenants in the purchase of parks to provide greater control over rent increases.

- There are few large size rental units available in Vista, and rents for three-bedroom apartment or townhouse units are typically not affordable to very low income households. Low income households can more easily afford adequately sized rental housing in the City.
- The rental market in Vista is extremely tight. With rental vacancies at less than 1%, rental rates are continuing to increase in the City. Growth in local employment is placing added pressure on the need for additional rental housing.
- About 415 Vista households currently receive Section 8 rental assistance; another 400+ Vista households are on the waiting list for Section 8. The City provides a local Tenant Based Rental Assistance Program (TBRA), providing assistance to 50 additional very low income households.
- The City contains nine assisted multi-family rental projects, totaling 400 units of low income restricted housing. Two of these projects - Rancho de Cortez and Pepperwood - are at-risk of converting to non-low income use during the next ten years.
- Home ownership prices for single-family homes (1998) in Vista are well in excess of that which is affordable to lower income households. Condominiums do offer an affordable homeownership alternative for many low income households, although typically may not be well suited to families. The City has several homeownership programs to extend ownership opportunities to lower income households.
- An estimated eight percent of the housing stock is in substandard condition, totaling 2,200 units. The majority (2,000) of these units are suitable for rehabilitation. The City administers rehabilitation assistance programs for lower income homeowners and mobilehome occupants.
- An estimated 3,644 housing units occupied by lower income households may contain lead-based paint, representing a potential health to households with young children.

Key Community Development Needs in Vista are summarized below:

- The Vista Townsite Area is a 216 acre residential neighborhood with a high degree of social and physical problems. The area suffers high unemployment and poverty, low residential vacancies and significant unit overcrowding. The infrastructure is aging, including the street and sewer system. In 1998, the City has adopted a comprehensive Revitalization Strategy for the Townsite to combat the deterioration of the

neighborhood. The Vista Townsite Area Partnership plays an instrumental role in implementing the Strategy.

- Crime rates are highest in the Vista Townsite Area, and the City has established focused anti-crime programs in response. In addition to direct police enforcement and community policing activities, crime prevention is also addressed through employment/job training and drug prevention programs in the Townsite.
- There has been a long term expressed need for a comprehensive community service center in Vista. In response to this need, the City is converting the Jefferson Street center located in the Townsite into a community center where educational classes, health services, employment programs, recreation and cultural programs, day care, housing counseling and outreach programs can take place.
- There is a continued need for public transportation, particularly for youth, seniors and individuals with special needs. Existing community resources could be better utilized if the local transportation system were improved.
- Key public service needs include case management and basic essentials for seniors, homeless and disabled; drug prevention and education programs, particularly for youth; and teen pregnancy prevention programs.

Share of Housing

Fair Share Affordable Housing Goal

A jurisdiction's share of affordable housing for the 1999-2004 period is calculated by SANDAG based on the maximum number of affordable units/opportunities a jurisdiction can provide given the financial resources and regulatory measures available during the Housing Element cycle.

Currently, for the 1999-2004 cycle, Vista's share of affordable housing is estimated by SANDAG as 510 housing units/opportunities, with the following income distribution:

• Extremely Low Income (30 percent of MFI)	-	138
• Very Low Income (31-50 percent of MFI)	-	163
• Low Income (51-80 percent of MFI)	-	209
Total Affordable Housing Goal	-	510

These affordable housing goals can be met through a variety of means, including new construction, rehabilitation, acquisition and preservation.

Regional Housing Growth

In addition to achieving its share of affordable housing opportunities, a jurisdiction is also required by the State Housing Element law to provide for its share of regional housing growth.

Currently, Vista's share of regional housing growth for the 1999-2004 period is calculated by SANDAG to be 2,744 units, with the following income distribution:

• Very Low Income (0-50 percent MFI)	-	576
• Low Income (51-80 percent MFI)	-	467
• Moderate Income (81-120 percent MFI)	-	631
• Upper Income (120+ percent MFI)	-	1,070
Total Regional Housing Need	-	2,744

Housing and Community Development Strategy

The Housing and Community Development Strategy of this Housing Element and Community Revitalization Plan represents the City's strategy in achieving both its share of affordable housing goals and share of regional housing growth.

Housing Needs Objectives (Priorities 1.1 - 1.5)

Priority 1.1: Conserve and Improve Existing Affordable Housing.

Implementing Programs:

- Residential Rehabilitation Programs
- Mobile Home Park Programs
- Rental Assistance Programs
- Home Sharing
- Preservation of Assisted Housing at Risk of Converting to Market Rate
- Relocation and Replacement Housing Plans
- Condominium Conversion Ordinance

Priority 1.2: Provide Adequate Residential Sites.

Implementing Programs:

- Target Housing Sites
- Homeless Shelters and Transitional Housing

Priority 1.3: Assist in Affordable Housing Production.

Implementing Programs:

- Inclusionary Housing Ordinance
- Financial Assistance for Affordable Housing Development
- Multi-family Acquisition and Rehabilitation
- Vista Homeownership Program
- Mortgage Credit Certificate

Priority 1.4: Remove Potential Government Constraints.

Implementing Programs:

- Zoning Ordinance
- Development Fees
- Planned Residential Development (PRD)
- Expedited Project Review

Priority 1.5: Promote Equal Housing Opportunities.

Implementing Programs:

- Fair Housing Program

Homeless Needs Objectives (Priority 2.1)

Priority 2.1: Evaluate Facility and Service Needs of the Homeless and Near Homeless, and Identify Appropriate Agencies and Resources.

Implementing Programs:

- Continuum of Care for the Homeless

Persons with Special Needs Objectives (Priority 3.1)

Priority 3.1: Provide Housing Assistance and Supportive Services to Lower Income Households with Special Needs.

- Supportive Services

Community Development Needs Objectives (Priorities 4.1 - 4.9)

Priority 4.1: Revitalize the Vista Townsite Area through Capital Improvements and Service Provision.

Implementing Programs:

- Crime Prevention
- Vista Townsite Revitalization Strategy
- Infrastructure Improvements
- Planning Activities
- Rehabilitation and Construction of Community Facilities
- Community Services
- Housing Programs

Priority 4.2: Improve Public Safety through Crime Prevention Programs.

Implementing Programs:

- Crime Awareness/Prevention Programs

Priority 4.3: Provide for Economic Development Programs in Low Income Target Areas.

Implementing Programs:

- Neighborhood Revitalization Strategy
- Vista Village Downtown Redevelopment Project
- Commercial Property Improvement Program
- Coordination with Other Agencies

Priority 4.4: Provide Needed Infrastructure Improvements in Low Income Target Areas.

Implementing Programs:

- Street and Sidewalk Improvements

Priority 4.5: Provide for Necessary Planning Activities to Develop both Housing and Community Development Plans.

Implementing Programs:

- CDBG Administration
- Fair Housing

Priority 4.6: Provide for New Public Facilities and Improve the Quality of Existing Public Facilities to Serve Those of Lower Income.

Implementing Programs:

- Public Facility Improvement
- Community Facilities

Priority 4.7: Provide Needed Community Services to Those of Lower Income.

Implementing Programs:

- Community Services

Priority 4.8: Provide Supportive Services and Facilities to Seniors.

Implementing Programs:

- Senior Services
- Senior Facilities

Priority 4.9: Provide Supportive Services and Facilities to Youth, Particularly Those Considered at Risk.

Implementing Programs:

- Youth Services
- Youth Facilities

1 Coordinating and Managing the Process

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Section 1. Coordinating and Managing the Process

1.1 Legislative Framework

This 1999-2004 Housing Element and Community Revitalization Plan (HE/CP) document represents the City of Vista's effort in fulfilling the requirements under the State Housing Element law and federal Community Planning and Development (CPD) regulations. This section explains the legislative framework governing the purpose and required content of this document.

1.1.1 State Housing Element Law

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of the comprehensive General Plan.

Pursuant to State law, this Housing Element covers the five-year period of July 1, 1999 through June 30, 2004. The Element must include the following components:

- An analysis of the City's population, household, and employment base, and the characteristic of the housing stock.
- A summary of the present and projected housing needs of the City's households.
- A review of potential constraints to meeting the City's identified housing needs.
- An evaluation of opportunities that will further the development of new housing.
- A statement of the Housing Plan to address the identified housing needs, including housing goals, policies, and programs.

Relationship of the Housing Element to the General Plan

The Vista General Plan consists of the following elements: 1) Land Use; 2) Circulation; 3) Housing; 4) Open Space and Recreation; 5) Safety; 6) Community Identity and Scenic Roadways; 7) Noise; 8) Seismic Safety; 9) Conservation; 10) Bicycle, Hiking and Equestrian Trails; and 11) Community Facilities. The Housing Element is being updated at this time in conformance with the 1999-2004 update cycle for jurisdictions in the SANDAG region. The Housing Element builds upon the other General Plan elements and is entirely consistent with the policies set forth by the General Plan. As portions of the General Plan are amended in the future,

the Plan (including the Housing Element) will be reviewed to ensure that internal consistency is maintained.

1.1.2 HUD Community Planning and Development Regulations

The HUD Community Revitalization Plan satisfies the statutory HUD requirements for Vista's Community Planning and Development (CPD) formula program, Community Development Block Grant (CDBG). While Vista is part of a County Consortium and receives HOME Investment Partnership (HOME) funds through the Consortium, the City is not a HOME participating jurisdiction.

The Community Revitalization Plan is a planning document that identifies a jurisdiction's overall housing and community development needs, and outlines a strategy to address those needs. The Plan must include the following components:

- A description of the jurisdiction's housing and community development needs and market conditions.
- A strategy that establishes priorities for addressing the identified needs.
- A short-term investment plan that outlines the intended use of resources.

A primary purpose of the Community Revitalization Plan is to develop a plan for addressing the needs for lower income groups who are the intended beneficiaries of HUD programs.

1.2 Lead Agency

The Vista Redevelopment and Housing Department serves as the lead agency in coordinating the preparation of the Housing Element and Community Revitalization Plan. Extensive efforts were undertaken by the City to solicit input in the development of this Plan.

1.3 Consultation

Various City departments, community-based organizations, and housing and service providers contributed to the development of the 1999-2004 Housing Element and Community Revitalization Plan through participation in the consultation workshops or phone interviews. These entities contributed to development of the Plan in the following areas:

1.3.1 Housing Programs

- San Diego County Housing Authority
- San Diego Association of Governments
- U.S. Department of Housing and Urban Development
- Caritas Corporation
- Community Housing of North County
- SER/Jobs for Progress

1.3.2 Homeless Services

- Alpha Project
- Brother Benno Foundation
- Casa de Amparo
- Catholic Charities
- Choices in Recovery
- Faith and Love Ministries
- Fraternity House
- St. Clare's Vista Home
- San Diego Regional Homeless Task Force

1.3.3 Lead-Based Paint

- County of San Diego Department of Health Services (DHS) - Child and Adolescent Health Program

1.3.4 Economic Development

- SER/Jobs for Progress
- Vista Economic Development Association
- San Diego Workforce Partnership
- Vista Redevelopment and Housing Department

1.3.5 City Public Works and Facilities

- General Services
- Public Works
- Parks and Recreation
- Police Department
- Fire Department

1.3.6 Public and Supportive Services

The City conferred with a variety of social service agencies in preparation of the Housing Element and Community Revitalization Plan. A consultation workshop was held to solicit input on community development and housing needs, including social service needs in February 1999. Information gathered from this workshop is included in Appendix A.

The following agencies and City departments participated in the consultation workshop:

- Alpha Project
- Boys and Girls Club
- Catholic Charities/St. Francis Center
- Center for the Blind
- Community Housing of North County
- Fraternity House
- Girls Inc.
- North County Council on Aging
- North County Lifeline
- Palomar Family Counseling
- SER/Jobs for Progress
- Vista Townsite Community Partnership
- City of Vista, Parks & Recreation
- City of Vista, Community Development Department

1.3.7 Consultation with Residents and Adjoining Jurisdictions

Consultation with Residents

The City has used different strategies to identify the community's needs and vision including a community conference sponsored by the Vista Chamber of Commerce to discuss transportation, education, community housing needs, cultural and recreational needs and opportunities. Also, the City Council conducted workshops on the status of the homeless population and programs and met with the Vista Townsite Area Partnership. A City Council workshop was held on January 7, 1997, and public meetings were held on January 14 and February 25, 1997. The CDBG Advisory Committee and the Redevelopment Division staff held two afternoon teas as workshops for nonprofit service providers, one in 1997 and another in 1999.

The Vista Townsite Area Partnership in conjunction with the Vista Community Clinic conducted an extensive survey of 414 households in the Townsite area by oral interview. The survey was funded by a grant from the Maternal and Child Health Office and CDBG. The Survey covered various aspects of the neighborhood: crime, business, housing, consumer needs, health needs, employment, transportation, and household demographics.

During preparation of the Needs Assessment for the 1999-2004 Housing Element and Community Revitalization Plan, the City conducted three separate public study sessions before the Planning Commission and City Council. Upon completion of the draft Plan document three public hearings were held before these bodies.

Consultation with Adjoining Jurisdictions

Copies of the Draft 1999-2004 Housing Element and Community Revitalization Plan were sent to adjacent units of local government during the 30-day public review of the Plan. This includes the cities of Carlsbad, Encinitas, Escondido, Oceanside, San Marcos, and the County of San Diego.

1.3.8 Public Housing

There are no public housing projects in Vista.

2 Summary of Citizen Participation Process

The following table provides a summary of the data collected for the 1999-2004 Housing Element and Community Revitalization Plan. The data is presented in a table format, with the first column representing the category and the second column representing the value.

The following table provides a summary of the data collected for the 1999-2004 Housing Element and Community Revitalization Plan. The data is presented in a table format, with the first column representing the category and the second column representing the value.

- 1. Housing Element and Community Revitalization Plan
- 2. Housing Element and Community Revitalization Plan
- 3. Housing Element and Community Revitalization Plan
- 4. Housing Element and Community Revitalization Plan
- 5. Housing Element and Community Revitalization Plan
- 6. Housing Element and Community Revitalization Plan
- 7. Housing Element and Community Revitalization Plan
- 8. Housing Element and Community Revitalization Plan
- 9. Housing Element and Community Revitalization Plan
- 10. Housing Element and Community Revitalization Plan

1.2.2. Summary of the Data Collected for the 1999-2004 Housing Element and Community Revitalization Plan

Summary of the Data Collected for the 1999-2004 Housing Element and Community Revitalization Plan

The following table provides a summary of the data collected for the 1999-2004 Housing Element and Community Revitalization Plan. The data is presented in a table format, with the first column representing the category and the second column representing the value.

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Section 2. Summary of Citizen Participation Process

Citizen participation is one of the most important components of the Housing Element/Community Revitalization Plan process. The City of Vista Redevelopment and Housing Department in conjunction with the Community Development Department utilized the following strategy to solicit community input in preparing the City's Five-Year Housing Element and Community Revitalization Plan.

2.1 Consultation Workshop

As described earlier, in preparation for the 1997 Amendment to the 1995-2002 Vista Community Revitalization Plan, the City conducted a consultation workshop with housing, as well as public and social service providers. In order to update this information for the 1999-2004 Vista Housing Element and Community Revitalization Plan, another consultation was held with service providers in February 1999. A variety of service agencies serving the general public and populations with special needs attended this afternoon tea. The results of this consultation are included in Appendix A.

2.2 Citizen Comment Procedures

As part of the City's Community Development Block Grant (CDBG) program, Vista adopted a Citizen Participation Plan (CPP) pursuant to HUD regulations and adheres to the citizen comment procedures established in the (CPP). Residents were given timely notices of public hearings held for the Housing Element and Community Revitalization Plan. Residents were also given a 30-day period to review the draft Plan.

2.2.1 Access to Meetings

The City of Vista allowed adequate, timely notification of all public meetings. The six public meetings held during the Housing Element/Community Revitalization Plan process were advertised in the newspaper.

2.2.2 Access to Information

As part of the 30-day public review period, copies of the Draft Housing Element and Community Revitalization Plan were available for the public to read at the following locations:

- Public Library, Vista
- Community Development Department, City of Vista, 600 Eucalyptus Ave.
- Redevelopment Department, City of Vista, 600 Eucalyptus Ave.

At the end of the 30-day period, the City Council will adopt the Plan and transmit it to HUD for approval. The City of Vista is eligible to self-certify the Housing Element portion of this Plan. No approval by the State Department of Housing and Community Development is required. However, the City will transmit the final adopted Housing Element and Community Revitalization Plan to the State as an indication of its compliance with the updating requirements for the 1999-2004 housing element cycle.

The final Housing Element and Community Revitalization Plan and amendments to the Plan will be available for five years at City Hall and public libraries.

City staff will ensure adequate notification of any public hearings related to significant amendments and performance reviews of the Housing Element and Community Revitalization Plan. Advance notice of public hearings will be printed in a newspaper of general circulation at least ten days prior to the meeting date.

2.2.3 Technical Assistance

City staff notified public meeting participants and other community members who represent lower and moderate income groups that they could receive technical assistance in order to develop funding requests for CDBG funds. Technical assistance for such groups includes helping them understand the program requirements and determination of eligible/ineligible activities; suggestions on structuring new programs, and assistance in completing the application.

2.2.4 Public Hearings

Public hearings were publicized adequately and held at times and locations which are convenient to the community. The location of the hearing at City Hall is accessible to persons with physical disabilities.

2.2.5 Publishing the Plan

The Draft Housing Element and Community Revitalization Plan which contains community overview with needs assessment, housing and community development five-year strategic plan was distributed for a 30-day public review on October 26, 1999. The City Council will adopt the Plan on December 14, 1999 and the final Plan will be provided to the Los Angeles HUD office for approval and to the State Housing and Community Development Department for their records. Publication of notices in local newspapers and direct mail announcements to interested groups and individuals described the purpose, priorities, and goals of the Plan, and the availability of the Draft Plan for review.

2.2.6 Public Comments

During the 30-day public review, community members were provided the opportunity to comment on the Draft Housing Element and Community Revitalization Plan. Community members were encouraged to submit comments during the development of the Plan, and were also encouraged to submit comments to any subsequent Plan amendments, and to the annual performance report for the Plan. Written and verbal comments expressed during the comment period were considered and summarized in Appendix A of the Plan. Pursuant to the City's Citizen Participation Plan, the City makes an effort to respond in writing within 15 working days to all written comments.

2.3 Public Hearings and Approval

Public hearings or meetings were held during the Housing Element/Community Revitalization Plan process during the months of October through December, 1999 to solicit citizen input on priority community development and housing needs. The City advertised these meetings and scheduled them both during the day and evening to permit interested members of the community to attend. In addition to public oral communication received at the meetings, those attending were encouraged to submit comments in writing.

On October 26, 1999, the City Council held a public hearing and issued the Draft Community Revitalization Plan for public review. On November 2, the Planning Commission held a workshop on the Plan. Public hearings were held before the Planning Commission on November 16, and before the City Council on December 14th. The Community Revitalization Plan was adopted by Council on December 14th.

The City of San Francisco is committed to providing safe, affordable housing for all its residents. This commitment is reflected in the City's Housing Element, which is a key component of the City's overall planning and development process. The Housing Element is a document that outlines the City's goals and objectives for housing, and it serves as a guide for the City's housing policies and programs. The City's Housing Element is a living document that is updated regularly to reflect changes in the City's housing needs and priorities. The City's Housing Element is a key component of the City's overall planning and development process, and it is essential for the City to have a clear and comprehensive Housing Element in place to guide its housing policies and programs.

Section 3. Housing and Community Development Needs Assessment

3.1 Household Needs

The first section of the needs assessment focuses on Vista's housing needs including the following components:

- Demographic and Household Characteristics, and Trends
- Areas of Ethnic and Low/Moderate Income Concentration
- Special Needs Populations
- Estimates of Current Housing Needs
- Projection of Future Housing Needs

3.1.1 Demographic and Household Characteristics and Trends

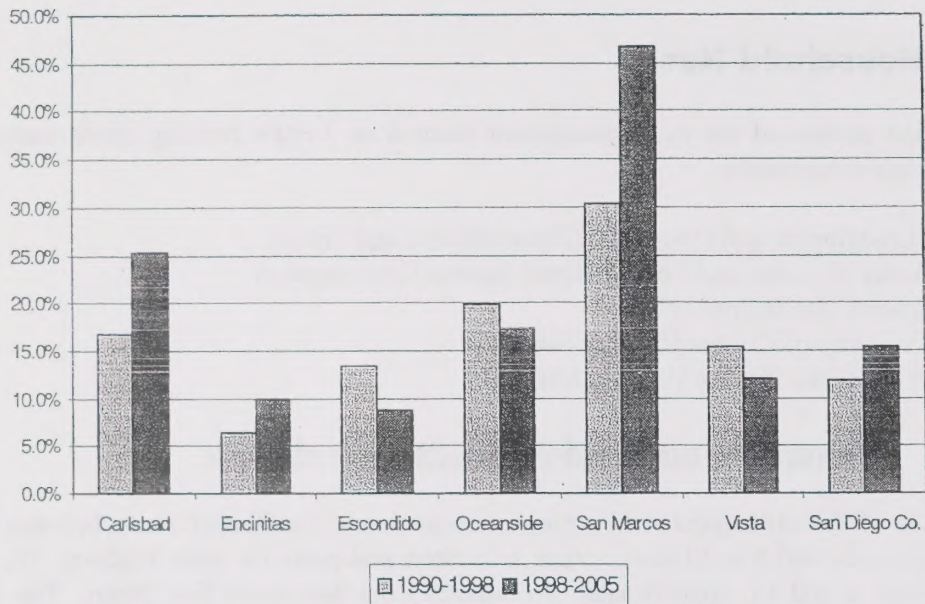
The City of Vista is located in the northwestern portion of San Diego County, between the cities of Oceanside and San Marcos. Vista is located mid-point on State Highway 78, between Interstates 5 and 15, approximately 40 minutes from downtown San Diego. The City was incorporated in 1963 as a predominately residential community and encompasses over 17 square miles. Over the past several decades, the City has been successful in attracting major commercial and business park development primarily focused along the freeway corridor, and has become a major center of employment in North County San Diego.

Population Growth

Population growth is one of the most important factors in determining the existing and future need for housing and other community services. Between 1980 and 1990, Vista's population grew from 35,834 to 71,872- a 100.6% increase. By 1998, the City's population had grown to 82,901, representing a 15.3% increase (1.9% per year). As illustrated in the chart which follows, population growth in Vista between 1990 and 1998 not only exceeds that of the County, but the City is the fourth fastest growing jurisdiction in the North County region, behind only San Marcos, Oceanside, and Carlsbad.

According to SANDAG's 1998 Regional Housing Needs Statement, Vista's population is projected to grow to 92,832 by the year 2005, reflecting relatively slow growth compared to some of the other rapidly expanding cities in the County. Conversely, the County's population increase during the 1998-2005 period is projected at 15.3%, outpacing Vista's projected 12.0% population increase. This slowing in population growth reflects the fact that Vista is now approximately 85 percent "built out" with respect to residential development.

City of Vista and Surrounding Areas Population Growth: 1990-1998-2005

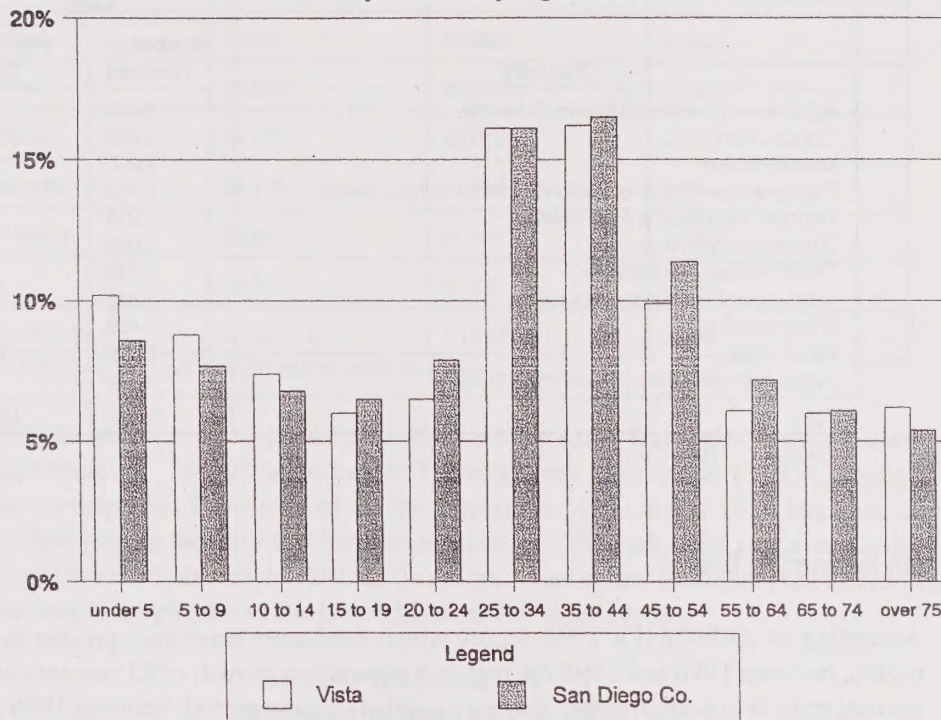


Source: 1990 Census and 1998 SANDAG Housing Needs Statement

Age Composition

The age structure of a population is also an important factor in evaluating housing and community development needs and determining the direction of future housing development. In a comparison between the age distribution in Vista and San Diego County in 1997, Vista is a slightly younger community with a median age of 31.9 years, lower than the County median age of 32.9. With 26.5 percent of the City's population under 15 years of age, compared to 23.1 percent Countywide, the City has a relatively high proportion of families with children. Conversely, Vista has the second highest distribution of frail elderly (age 75+) as a percentage of the population of all cities in San Diego County. Many of the City's elderly reside in one of the twenty mobilehome parks located in Vista.

City of Vista and San Diego County Population by Age 1997



Source: 1990 Census and 1998 SANDAG Estimates

Employment Trends

An assessment of the needs of the community must take into consideration the type of employment held by City residents. The 1990 Census indicates that 36,222 Vista residents were in the labor force and 32,065 residents were employed. Table 3-1 shows the 1990 distribution of resident employment by industry. As illustrated in this table, the top four categories of employment were retail trade, service-related industries, manufacturing, and construction. Civilian unemployment was estimated by the 1990 Census at 6.9 percent. In contrast, San Diego County had an unemployment rate of 6.1 percent during this same period. As of July 1998, the State Employment Development Department estimated the City's unemployment rate at 4.4 percent, compared to a Countywide unemployment rate of 3.9 percent.

**Table 3-1
City of Vista
Resident Employment Characteristics**

Industry	1990	
	Number of Workers	Percent Total
Agriculture, Forestry, Fisheries & Mining	1,444	5%
Construction	3,805	12%
Manufacturing	4,960	15%
Transportation Communications & Other Public Utilities	1,602	5%
Finance, Insurance & Real Estate	2,218	7%
Educational Services	2,090	7%
Other Professional Services	2,246	7%
Various Service Related Industries	5,335	17%
Wholesale Trade	1,403	4%
Retail Trade	5,822	18%
Public Administration (Government/Military)	1,140	4%
Total	32,065	100%

Source: 1990 Census

City Employment Base

According to SANDAG's 1998 report which evaluated economic prosperity in the overall region, between 1990 and 1996 the region's population growth of 8.1 percent outpaced the four percent growth in employment. During roughly the same period, between 1990 and 1994, there was creation of more low paying than high paying jobs. High paying jobs increased by 31.4 percent while low paying jobs increased at a higher rate of 43 percent. Moreover, real wages when adjusted for inflation also decreased at the rate of seven percent for high paying jobs and 15 percent for low paying jobs.

As Table 3-2 shows, between 1990 and 1995, employment within Vista grew by 28.2 percent, a faster rate than any other city in the San Diego region, and significantly greater than the region as a whole which had a negative growth of -0.8 percent. Only two other cities in the County, Carlsbad and Poway, experienced employment growth of over 20 percent during this period. A large portion of Vista's growth is occurring in the manufacturing sector in the City's business parks, and in the retail and service sector in the Downtown. The types of jobs generated by these industries are typically not high-paying, and for many of the retail and service jobs, may be part-time or minimum wage. These wage characteristics of employers locating in the City further contribute to Vista's affordable housing needs.

Table 3-2
San Diego Region Employment by Jurisdiction: 1990-1995

Jurisdiction	1990	1995	% Change
Carlsbad	34,188	41,286	20.8%
Encinitas	22,291	22,755	2.1%
Escondido	44,972	46,015	2.3%
Oceanside	32,100	34,766	8.3%
San Marcos	23,847	24,192	1.4%
Vista	20,144	25,785	28.2%
Regional Total	1,195,811	1,186,837	-0.8%

Source: 1990 and 1995 SANDAG Employment Inventories

The City of Vista has an active economic development program that facilitates job growth and business opportunities. The Vista Economic Development Association (VEDA) reports that over 500 new companies have located in the City since 1986, and a 1996 business survey identifies 12,000 jobs in the City's industrial parks alone. The industrial parks are located off North Melrose Drive, South Melrose Drive, Sycamore Avenue, and Business Park Drive. Table 3-3 identifies major employers in the City with over 100 employees.

Table 3-3
Major Employers by Industry

Employer	Industry	# of Employees
<i>Agriculture</i>		
Pac West Landcare, Inc.	Landscaping	170
<i>Manufacturing</i>		
Watkins Manufacturing	Manufacturing/Spa	750
Smith & Nephew	Medical Products	561
CH Products	Computer Products	300
Osmonics /Desal	Filtration Products	265
McCain Traffic Supply	Traffic Control Systems	250
SEMCO/Systems Engineering & Management Co.	Electronics	225
Creative Nail Design, Inc.	Personal & Health Care Products	170
Fujikura Composite America, Inc.	Golf Products	160
Datasouth Computer Corporation	Manufacturing Equipment	150
Sierracin/Magnedyne	Electrical-Motors	150

Employer	Industry	# of Employees
System Works/Newell Co.	Architectural Materials	150
Webtrend Graphics	Printing/Web	150
Denso Wireless Systems America	Communications Equipment	140
Precision Litho	Printing/Sheet Fed	140
Tempo Research Corporation	Communication Equipment	140
Directed Electronics, Inc.	Automotive/Products	135
Driessen Aircraft Interior Systems	Metal Products	130
Killion Industries	Retail Check-Out Systems	125
Lee-Mar Aquariums & Pet Supplies	Pet Supplies	115
Vista Industrial Products, Inc.	Metal Products	114
Escon Tool & Manufacturing Co.	Metal Products	105
Ray Cook Golf Co.	Golf Products	100
<i>Wholesale Trade</i>		
Frito Lay	Food Products	284
Joseph Webb Foods	Food Products	200
<i>Retail Trade</i>		
Wal-Mart	Merchandise/General	300
North County Ford	Automotive/Sales	135
<i>Communications and Public Utilities</i>		
PennySaver	Publishing	785
<i>Public Administration</i>		
City of Vista	Government	245
<i>Educational Services</i>		
Vista Unified School District	Education	1200
<i>Other Professional Services</i>		
Bank of Commerce	Financial Institution	220

Source: City of Vista

Household Trends

Information on household characteristics is important to understand growth and changing needs of a community. The Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

Household Composition and Size

The number of households in Vista has increased seven percent between 1990 and 1998 from 25,255 to 27,108. During this same period, the City's population grew by over 15 percent, pushing up the City's average household size from 2.8 to 3.0 in 1998. This increase in household size reflects the City's growing Hispanic population, which tends to have larger family sizes (4.48 persons per household in 1990), and the predominance of larger single-family homes developed in Vista during the 1990s. Both of these trends reflect an increasingly family-oriented community.

As shown in Table 3-4, families comprise 73% of all households in the City, with single-person households comprising 20% of the total. Of all households, 24% were headed by individuals 65 years and older. This is an indication that along with the trend toward more households with young children, there is also a large number of seniors in Vista, many of whom are living alone.

The rate of homeownership in Vista declined slightly from 59% 1980 to 53.9% in 1990. Given that over three-quarters of all housing developed in the City during the 1990s consisted of single-family homes, the City's current rate of homeownership has likely increased since 1990.

Table 3-4
City of Vista
Household Type and Size 1990

Household Type	Number of Households	Percent of Total
Families	18,460	73%
Singles	5,053	20%
Others	1,742	7%
Total	25,255	100%

Source: 1990 Census

Overcrowding

Overcrowding is an indicator of housing affordability. Unit overcrowding is caused by the combined effect of low earnings and high housing costs in a community, and reflects the inability of households to buy or rent housing that provides a reasonable level of privacy and space. The Census defines overcrowded households as households with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. As indicated by the 1990 Census, 8.8 percent of San Diego region households were overcrowded. The incidence of overcrowding in Vista was slightly higher (9.9 percent). Severely overcrowded households are households with greater than 1.5 persons per room. The percentage of severely overcrowded households in Vista was 4.8 percent in 1990.

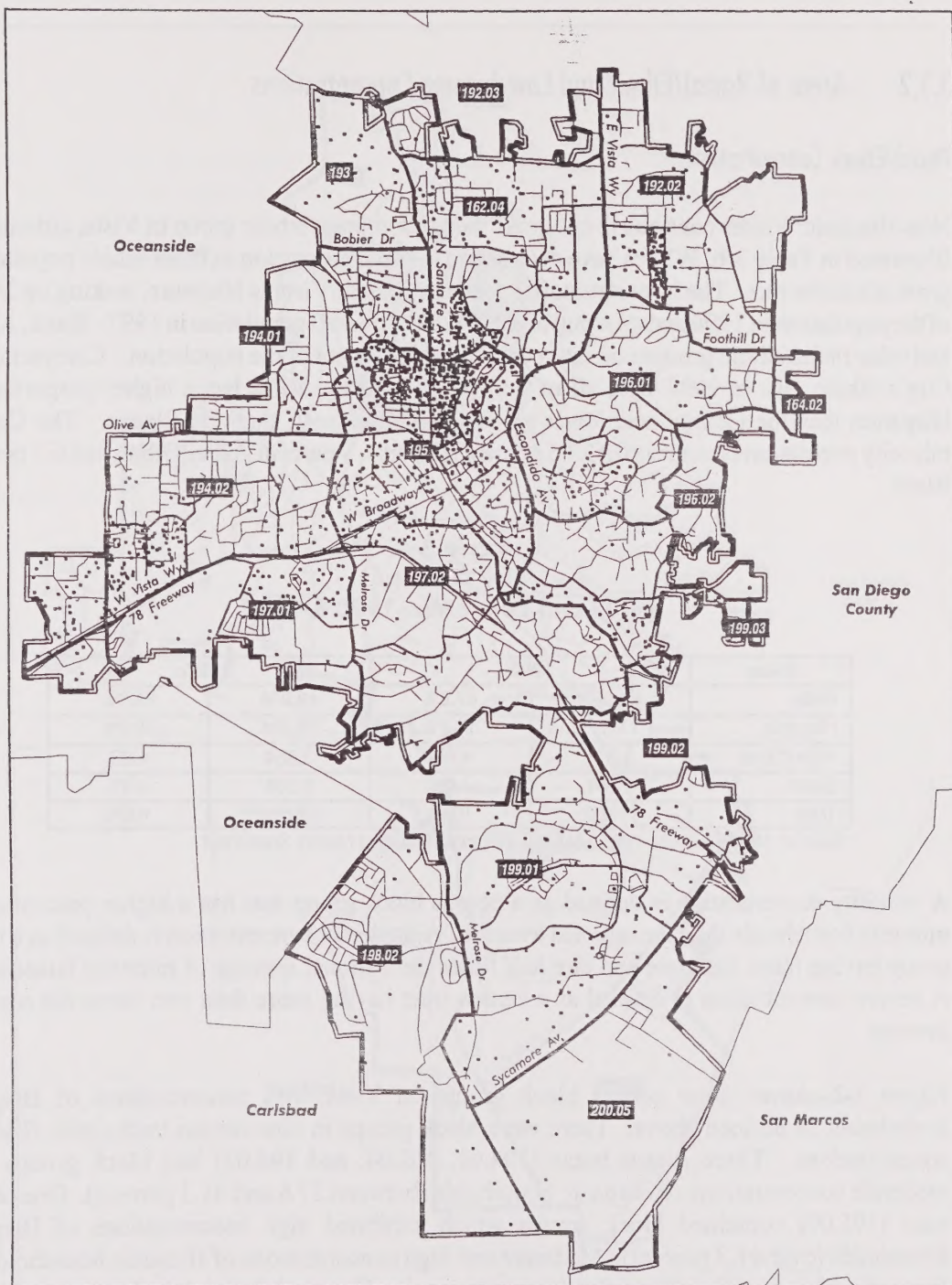
Overcrowding is typically more prevalent among renters than among owners (see Table 3-5). Of the City's renter-households in 1990, approximately 1,958 households or 16.7 percent lived in overcrowded conditions. Only 536 or 3.9 percent of the City's owner-households lived in overcrowded conditions.

Figure 3-1 shows overcrowded renter households by census block group. As illustrated by this figure, significant concentrations of overcrowded households are present in census tract 195.00, the location of the Vista Townsite Area.

Table 3-5
City of Vista
Overcrowding by Tenure: 1990

Overcrowding	Owner		Renter	
	Number of Households	% of Total Owners	Number of Households	% of Total Renters
Total Overcrowded (> 1.0 person/household)	536	3.9%	1,958	16.7%
Severely Overcrowded (> 1.5 persons/household)	316	2.3%	906	7.7%

Source: 1990 Census.



 City Boundary
 Census Tract Boundary
 Census Tract Label

• One Dot Equals One Overcrowded renter-Occupied Household
 (The dots on this map are randomly distributed among each census block group and do not represent exact locations of households)

↑
 north not to scale

SOURCE: 1990 Census

Figure 3-1
Concentration
of Overcrowded
Renter Households
 City of Vista
 Housing Element/Community Revitalization

3.1.2 Areas of Racial/Ethnic and Low-Income Concentrations

Racial/Ethnic Concentrations

Non-Hispanic Whites continue to comprise the predominant ethnic group in Vista, although as illustrated in Table 3-6, Whites have declined in relative proportion as other ethnic populations grow at a faster rate. The largest minority concentration in Vista is Hispanic, making up 24.2% of the population in 1990 and growing to 29.2% of the overall population in 1997. Black, Asian, and other racial/ethnic groups constitute less than ten percent of the population. Comparing the City's ethnic mix in 1997 with all of San Diego County, Vista has a higher proportion of Hispanics than the County and lower proportions of Asians/Other and Blacks. The County minority population is made up of 23.6 percent Hispanic, 9 percent Asian/Other, and 6.1 percent Black.

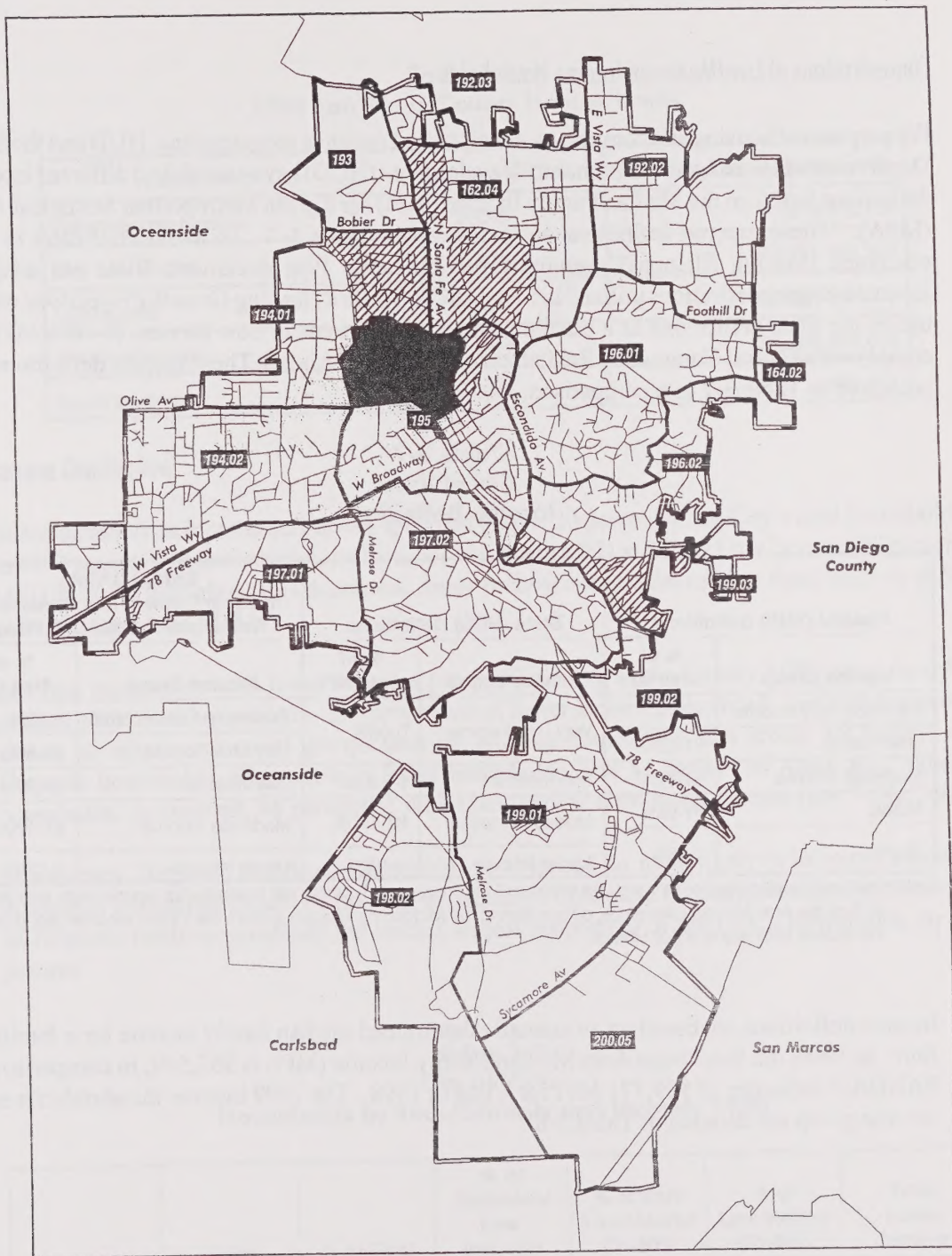
Table 3-6
City Of Vista
Racial and Ethnic Mix: 1990 & 1997

Race	1990		1997	
White	48,329	67.2%	49,966	61.6%
Hispanic	17,371	24.2%	23,684	29.2%
Asian/Other	3,311	4.6%	3,854	4.8%
Black	2,861	4.0%	3,509	4.3%
Total	71,872	100%	81,013	100%

Source: 1990 Census; 1998 SANDAG Regional Housing Needs Statement

A minority concentration is defined as a census block group that has a higher percentage of minority households than the regional average. A moderate concentration is defined as a block group having more than one and one-half times the regional average of minority households. A severe concentration is defined as a census tract having more than two times the regional average.

Figure 3-2 shows those census block groups in Vista with concentrations of Hispanic households, as defined above. There were block groups in nine census tracts with Hispanic concentrations. Three census tracts (194.01, 162.04, and 196.02) had block groups with moderate concentrations of Hispanic households (between 27.6 and 41.3 percent). One census tract (195.00) contained block groups which exhibited high concentrations of Hispanic households (over 41.3 percent). Moderate and high concentrations of Hispanic households are focused within the Vista Townsite Area. Comparing Figures 3-1 and 3-2, those census block groups within the Vista Townsite with the greatest numbers of overcrowded renter households are also those with the highest concentrations of Hispanic households.



 City Boundary
 Census Tract Boundary
 164.02 Census Tract Label


 north not to scale

SOURCE: 1990 Census

 Hispanic households ≤ County average of 13.7%
 Concentration (13.8% - 27.5%)
 Moderate Concentration (27.6% - 41.2%)
 High Concentration (41.3% - 100%)

Figure 3-2
 Concentration of
 Hispanic Households
 City of Vista
 Housing Element/Community Revitalization

Concentrations of Low/Moderate Income Households

For purposes of housing and community development resource programming, HUD and the State Department of Housing and Community Development (HCD) have established different income definitions based on the Median Family Income (MFI) for a given Metropolitan Statistical Area (MSA). These income definitions are presented in Table 3-7. To avoid confusion in this combined Housing Element/Community Revitalization Plan document, Vista has adopted income category definitions utilized in SANDAG's *Series 8 Housing Growth Projections* which utilize the State definitions as a baseline, and add in Extremely Low Income (0-30% MFI) to comply with Federal Community Revitalization Plan requirements. These income definitions are presented in Table 3-7 as a comparison.

**Table 3-7
City of Vista
Income Definitions**

Federal (HUD) Definitions		State (HCD) Definitions		SANDAG/Vista Housing Element and Community Revitalization Plan Definitions	
Income Group	% of Area MFI	Income Group	% of Area MFI	Income Group	% of Area MFI
Extremely Low Income	0-30%	Very Low Income	0-50%	Extremely Low Income	0-30%
Low Income	31-50%			Very Low Income	31-50%
Moderate Income	51-80%	Low Income	51-80%	Low Income	51-80%
Middle	81-95%	Moderate Income	81-120%	Moderate Income	81-120%
Upper	>95%	Upper Income	>120%	Upper Income	>120%

Note: Federal housing and community development resources are typically not available for households with above 80% of the Area MFI and therefore, differentiating the Middle Income group from the Upper Income group under the federal definitions is not critical.

Income definitions are based on an annually determined median family income for a family of four. In 1999, the San Diego Area Median Family Income (MFI) is \$52,500, in comparison to SANDAG estimates of \$39,771 MFI for Vista in 1998. The 1999 income thresholds for each income group are detailed in Table 3-8.

Table 3-8
1999 San Diego County Income Limits

Income Group	% of Area MFI	San Diego County Income Limits
Extremely Low Income	0-30%	up to \$15,750
Very Low Income	31-50%	\$15,751-\$26,250
Low Income	51-80%	\$26,251-\$42,000
Moderate Income	81-120%	\$42,001-\$63,000
Upper Income	> 120%	> \$63,001

Income Distribution

Based on the Vista income definitions specified above, 20 percent of the City's total households in 1990 were within Extremely Low Income (30 percent MFI) and Very Low Income (50 percent MFI) levels. Throughout this document, *lower income households* refer to those with up to 80 percent of the Area MFI.

In Vista, households with lower incomes (up to 80 percent of the County MFI) comprised 50 percent of the total households. The proportion of lower income households was higher among almost all ethnic and racial groups than for all City households as a group: 69 percent of Hispanic households, 69 percent of Black households, and 54 percent of Asian and "other" households. In contrast, 46 percent of White households were lower income (see Table 3-9).

In summary, Hispanic and Black households in Vista are far more likely to be lower income. A focused evaluation should be given to the needs of Black and Hispanic families, particularly as Hispanic families constitute the second largest proportion of the City's households, or 16 percent.

Table 3-9
City of Vista
Households by Race/Ethnicity and Income: 1990

Households	Total Households	% of Total Households	% of Extremely Low Incomes (0-30% MFI)	% of Very Low Income (31-50% MFI)	% of Low Income (51-80% MFI)	Total Lower Income (0-80% MFI)
White	19,314	76%	18%	18%	9%	45%
Hispanic	3,971	16%	37%	25%	7%	69%
Black	1,017	4%	32%	28%	9%	69%
Asian/Other	788	3%	22%	22%	3%	47%
All Households	25,255	100%	21%	20%	9%	50%

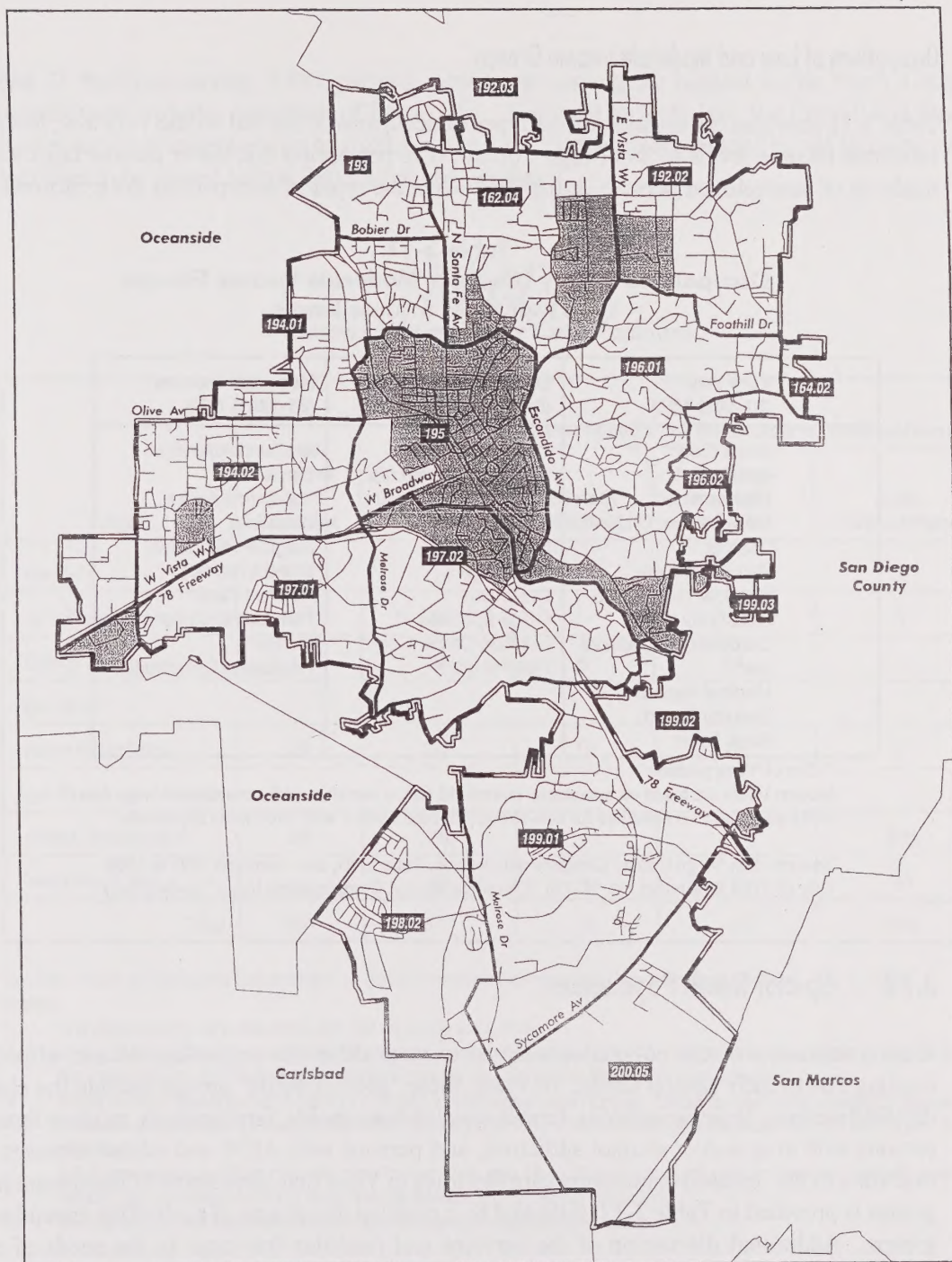
Source: HUD CHAS Data Book, based on 1990 Census.

As a Community Development Block Grant (CDBG) entitlement city, Vista must demonstrate that activities carried out using CDBG funds benefit an area that has at a minimum, 51% low and moderate income persons/families residing in it. Overall, 70% of the annual entitlement must benefit low and moderate income persons/families. Figure 3-3 shows the CDBG eligible census blocks in Vista with a concentration of low and moderate income households and Table 3-10 summarizes the information. In past years, the City has primarily utilized its CDBG capital improvement resources for benefitting Census Tract 195, a portion of the Vista Townsite Area.

Table 3-10
City of Vista
CDBG Eligible Census Tracts & Block Groups 1990

Census Tract	Block Group	0-80% MFI
185.98	2	76.47%
192.02	5 6	83.15% 76.90%
192.04	3 4	72.01% 60.55%
193	2	54.48%
194.02	5	56.37%
195	All (except 7)	62.80%
196.02	3	74.83%
197.02	2	56.07%
198.02	1	66.39%

Source: 1990 Census



 City Boundary
 Census Tract Boundary
 164.02 Census Tract Label
 Low and Moderate Income Concentration (Greater than 51%)


 north not to scale

SOURCE: 1990 Census

Figure 3-3
 Concentration of Low and
 Moderate Income Households
 City of Vista
 Housing Element/Community Revitalization

Occupations of Low and Moderate Income Groups

Table 3-11 provides information on the types of occupations that fall within very low, low, and moderate income levels in San Diego County. The perception that lower income families are made up of unemployed persons is dispelled when the types of occupations are examined.

Table 3-11
Occupations in Very Low/Low/Moderate Income Groups
1998 Individual Income Levels

Very Low (31-50% MFI)	Low Income (51-80% MFI)	Moderate Income (81-120% MFI)
Stock Clerk Bus Driver* Kitchen Aide* Meal Delivery Driver * Cashier Personnel Clerk Physical Therapy Aid Data Entry Keyer Gardener/Groundskeeper Medical Assistant Security Guard Bank Teller	Child Care Worker Electronics Assembler General Office Worker Graphic Artist Nurse Aide Travel Agent Custodian* Office Specialist I* Nutrition Center Cook* Park Ranger*	Accountant/Auditor Carpenter Substance Abuse Counselor Surgical Technician Waiter/Waitress Account Clerk* Park Maintenance Worker* Recreation Coordinator*

* City of Vista position

Income levels are based on one-person household size to correlate with occupational wage data. EDD information is compiled for non-union, full-time worker with three years experience.

Sources: San Diego County Occupational Outlook, State EDD, data compiled 1995 to 1998, City of Vista Resolution No. 98-126 "Classification and Compensation Index" (ending pay)

3.1.3 Special Needs Populations

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. In Vista, these "special needs" groups include the elderly, disabled persons, large households, female-headed households, farmworkers, military families, persons with drug and/or alcohol addiction, and persons with AIDS and related diseases. An overview of the licensed community care facilities in Vista that serve some of the special needs groups is provided in Table 3-12, followed by a detailed discussion of each of the special needs groups. Additional discussion of the services and facilities that cater to the needs of these populations are provided in Section 3.9, Community Development Needs.

As illustrated in Table 3-12, as of July, 1998, there were a total of 67 licensed community care facilities in Vista, with a total capacity for 877 persons. These include small family and group homes for youth; adult residential facilities for the mentally or physically disabled; and elderly residential and adult day care facilities for seniors age 60 and above. This number of licensed community care facilities has declined from a study conducted by Vista in 1996 when the City

had 71 facilities serving 1,441 persons, which was among the highest in the North County jurisdictions with the exception of Escondido. Pursuant to State law, the City allows group homes for six or fewer persons by right, but prevents "undue concentration" by not allowing such facilities to be placed within 300 feet of one another.

Table 3-12
City of Vista
Licensed Community Care Facilities

Age	Total Number of Facilities	Total Capacity (in number of beds/ persons)	Specialized Care (in number of beds/persons)		
			Mentally Disabled	Develop- mentally Disabled	Non- Ambulatory
Age 0-17					
Small family home	1	6	---	6	6
Group home	12	70	6	64	4
Age 18-59					
Adult Residential	29	172	12	72	27
Age 60+					
Elderly Residential	24	589	---	---	536
Adult Day Care	1	40	---	10	30
Total	67	877	18	152	603

Source: State of California Department of Social Services Community Care Licensing Division, July 1, 1998.

Notes:

1. The specialized care columns are not mutually exclusive.
2. Group homes provide specialized treatment for persons under age 18. Group home residents are referred by the Department of Children and Family Services as well as the Probation Department.
3. Small family homes provide care to children in licensees' own homes. Small family home residents are usually children on probation, developmentally disabled children, children with other special needs, and some foster children.
4. Adult residential facilities provide care for persons age 18 to 59 years including both developmentally disabled adults and persons suffering from mental illness or psychiatric disorders.
5. Elderly residential facilities provide care for persons age 60 and above.

Elderly and Frail Elderly

The elderly citizens of Vista have special housing needs, in large part due to lower, fixed incomes. Many have physical and developmental disabilities. The elderly also have special transportation, access, and medical needs. Consider those living on Social Security, with a typical monthly income of roughly \$700 a monthly. Those living in a mobile home they own, paying \$385 per month rental, are often left in a position of having to choose between basic

necessities (food, clothing, medical, etc.) Any increases in rent payments greatly impact this population. These characteristics indicate a need for smaller, lower cost housing units with easy access to transit and health care facilities.

According to the 1990 Census, approximately 9,756 elderly persons (65 years of age and older) reside in Vista and represent approximately 13.6 percent of the total population. Of the elderly population, 1,361 persons (or 14 percent) are considered "frail" elderly persons, (i.e., persons with one or more limitations to daily activities, defined by the Census as persons with work and/or self-care/mobility limitations). According to 1990 Census special tabulations provided by HUD, Vista had about 5,465 elderly households (4,517 owner and 948 renter), 2,824 of which were lower income (80 percent MFI). Approximately 78 percent of lower income elderly renters and 44 percent of elderly homeowners experienced housing problems such as overpayment and inadequate housing.

The housing needs of the elderly also include supportive housing, such as intermediate care facilities, group homes, Single Room Occupancy (SRO) housing, and other housing that includes a planned service component. Needed services include personal care, housekeeping, meals, personal emergency response, and transportation. As identified in Table 3-12, 24 state licensed residential facilities for ambulatory and non-ambulatory seniors and 1 adult day care facility serve the elderly population in Vista. The elderly residential facilities have a capacity of 589 beds, with over 90 percent of the capacity available to non-ambulatory clients but specifically designed to accommodate mentally or developmentally disabled elderly.

Disabled Persons

Disability is a physical or mental condition that affects the functioning of a person. Physical disabilities can hinder access to housing units of conventional design, as well as limit the ability to earn adequate income. An estimated 4,230 Vista residents had work, transportation, and/or self-care limitations in 1990, comprising about 5.9 percent of the City's population. Persons over 65 made up 39 percent of the population with mobility or self-care limitations.

Severely Mentally III: Severe mental illness includes the diagnoses of psychoses (e.g. schizophrenia) and the major affective disorders (e.g. bipolar, major depression). Also, the illness must qualify as chronic, meaning that it has existed for at least one year.

The 1990 Census reports there are an estimated 1,050 adults in Vista who suffer from persistent and serious mental illness. These persons have a substantial need for stable, decent housing. Affordable housing for this group is a major concern as most of the mentally ill depend on Social Security payments of approximately \$600 per month. Based on federal standards, affordable housing for them would be \$200 per month for rent plus utilities. There are little, if any, locations in Vista that offer housing at this level. According to the San Diego County Mental Health Services, approximately 80 percent of persons with persistent and serious mental illness have an annual income of \$12,000 or less.

The lack of access to affordable housing often leads to mentally ill persons being homeless, near-homeless, or living in unstable and/or substandard housing situations. The May 1998 *Regional Homeless Profile* estimates that one-third of homeless persons suffer from serious and persistent mental illness. Based on the *Homeless Profile*, this represents approximately 76 urban homeless persons in Vista with mental illness. An estimated 50 percent or 38 of the homeless mentally ill also have substance abuse problems.

At present, there is a limited range of community-based rehabilitative and supportive housing options for persons not in crisis who need living accommodations. Current San Diego Mental Health Services (SDMHS) housing resources for the region include the Supplemental Rate Program (providing board and care with supplemental services), Long-term/ Transitional Residential Program (group living with supportive services), and Semi-Supervised Living Program (transitional living from the streets to group housing).

As shown earlier in Table 3-11, residential care facilities for the severely mentally ill in Vista include six beds in one group home for youth ages 0-17 and 12 beds in two adult residential care facilities.

Developmentally Disabled: The definition of developmental disability relates to a person's score on standardized intelligence tests. Persons scoring at least two standard deviations below the mean (IQ below 70) are defined as developmentally disabled. Other conditions and complications may also be present.

The nationally accepted percentage of the population which can be categorized as developmentally disabled is one to three percent. (This figure was published by the Association for Retarded Citizens (ARC), a national organization for retarded and disabled citizens.) Thus, with a current population of 82,901 an estimated 829 to 2,487 Vista residents may be considered developmentally disabled. The State Development Disabilities Board estimates that over 25,000 developmentally disabled persons reside in the County.

The San Diego County Regional Center (SDCRC) annually prepares a Resource Development Plan which is presented to the State Department of Developmental Services. SDCRC's philosophy is that all developmentally-disabled adults who are unable to live on their own should reside in group homes with six or fewer persons.

According to the State Department of Social Services there are 24 community care facilities in Vista which serve the supportive housing needs of developmentally disabled persons. Developmentally disabled clients are served through small family homes for youth, adult residential care facilities, and adult day care facilities. These special needs facilities have the capacity to serve 152 developmentally disabled clients.

Physically Disabled: Persons with an illness or impairment which impedes their ability to function independently are considered physically disabled. According to the 1990 Census 5.9 percent of Vista's population (4,230 persons) may have a physical disability of mobility and self-care limitations. This segment of the population is increasing due to lower death rates and higher longevity rates resulting from advances in medicine. The special needs required for

housing physically disabled individuals include not only affordability but also special construction features to provide for access and use according to the particular disability of the occupant. The location of housing for disabled people is also important because many such households need access to a variety of social services and to other specialized services throughout the County.

In addition to the housing needs of physically disabled persons described above, there should be support services designed to meet the needs of the particular individual. A social worker should assist persons returning to the community from a health care institution.

Although no current comparisons of disability with income, household size, or race are available, it is reasonable to assume that a substantial portion of disabled persons fall within the federal Section 8 income limits, especially those households not in the labor force. Further, most of the lower income disabled persons are likely to require housing assistance. Their housing need is further compounded by design and location requirements which are often more costly. Special needs of households with wheelchair-bound or semi-ambulatory individuals, for example, may require ramps, holding bars, special bathroom design, wider doorways, lower cabinets, and elevators.

Housing opportunities for individuals with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward disabled renters and homeowners for unit modifications to improve accessibility. Accessible housing can also be provided via senior housing development.

According to the State Department of Social Services there are about 30 community care facilities in Vista that provide supportive housing for physically disabled or non-ambulatory persons, providing a capacity of about 603 beds. The majority of these facilities and bed capacity are within elderly residential homes (536 beds), although there is some limited capacity for non-ambulatory persons within small family and group homes, adult residential facilities, and adult day care.

Female-Headed Households

Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other facilities. Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability for this group. According to the 1990 Census, Vista had 2,626 female-headed households of which, 1,897 or 72 percent had children. Approximately 35 percent of the City's female-headed households with children had incomes which fell below the poverty level.

According to the 1998 report *Prosperity and Poverty in the New Economy - A Report on the Social and Economic Status of Working People in San Diego County*, the average cost of childcare for one child ranges from \$78 to \$144 per week, depending on the age of the child and the type of provider. Given that the median weekly income in 1997 was \$422, this represents

from 18 to 34 percent of weekly earnings. Clearly, childcare costs can be a significant drain on disposable income and an obstacle to meaningful employment by many women.

The housing affordability needs of female-headed households can be addressed through rent subsidies, assisted housing development, and homeownership assistance programs. Housing opportunities for female-headed households with children can be improved through policies that call for the provision of affordable child care, and for the location of family housing sites close to recreational facilities and public transit. The Cedar Road/Nettleton affordable housing project assisted by the City includes an on-site childcare facility to address the needs of working parents.

Several local and regional organizations provide social services that can help stabilize lower income female-headed households. The following organizations are among those which serve female-headed households in Vista:

Boys and Girls Club
Girls, Inc.
North County Lifeline
St. Clare's
Vista Community Clinic
YMCA of San Diego County/Childcare Resource Center
YMCA-Santa Margarita

Large Households

Large households are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households are often of lower income, frequently resulting in the overcrowding of smaller dwelling units and in turn, accelerating unit deterioration.

The 1990 Census report 3,376 households with five or more members in Vista, representing 13.4 percent of total households. The special census tabulations for HUD further indicates that among the 1,769 large renter-households in the City, 85 percent (1,497) had housing problems of some kind. 58 percent (1,020) of these large renter households paid more than 30 percent of their income for housing and 21 percent (367) paid 50 percent of income or more. This illustrates the need for large affordable rental units in the City.

There are no services and facilities that specifically serve this special needs group. However, many services and facilities that serve the City's lower income households can accommodate some of the housing and service needs of large households.

Farm Workers

Due to low wages relative to the cost of housing in the area, a significant number of migrant farm workers have difficulty finding affordable, safe, and sanitary housing. These workers have

housing needs that are often overlooked because of the migratory nature of farm labor and the numbers of undocumented immigrants working in agriculture-related activities.

Precise enumeration of the size of the migrant farmworker population is difficult to estimate because of geographical, linguistic, and cultural isolation. Depending on whether the reference is SANDAG or the Regional Task Force on the Homeless, estimates of migrant farmworkers in Vista vary dramatically. SANDAG estimates are that in 1998 there were 376 agricultural workers in Vista, constituting 3.5 percent of the San Diego Region's total agricultural workforce. There is great overlap between groups because many farm workers are homeless as well. The Regional Task Force on the Homeless estimates that in 1998 there are 850 homeless in Vista, the vast majority (94 percent) of whom are rural rather than urban homeless. A current interview (1999) with the Task Force does indicate that the numbers of homeless farmworkers regionally is lower than it has been in previous years for a number of reasons including an increase in opportunities for alternative employment and more growers providing housing for their workers.

The Vista City Council has recently established a subcommittee to evaluate the nature and extent of homelessness in the community. The subcommittee will also be participating on a regional Task Force with other North County cities to establish an emergency shelter in the North County region.

Military Households

The military population's influence on the demand for housing takes two forms: (1) the existing service households trying to find housing; and (2) the former service households trying to find housing. The need by these households is partially met by on and off base military housing, but the current supply is not adequate. In 1990 there were 46,191 Navy families in the region with only 7,100 government owned family housing units available. In response to this need, SANDAG's Military Family Housing Task Force made recommendations and prioritized a list of sites that could be used for off base military family housing.

The major concentrations of military population in North County are around Camp Pendleton. This Marine Base Camp has a base population of approximately 45,000 at any one time with 6,114 housing units on base. A substantial portion of the military personnel seek housing outside the camp.

People with HIV Infection and AIDS

Persons with HIV infection and AIDS require a broad range of services, including counseling, medical care, and in-home care, transportation, and food. The National Commission on AIDS publishes "Housing and the HIV/AIDS Epidemic: Recommendations for Action" which contains percentages for the range of the number of HIV-infected people who are in danger of becoming homeless. The Commission estimates that approximately one-third to one-half of all people infected with AIDS are either homeless or are in imminent danger of becoming homeless.

According to statistics provided by the AIDS Epidemiology Unit of the San Diego County Health and Human Services Agency, cumulatively through December 31, 1998, there have been 121 adult and three pediatric AIDS cases recorded in Vista. The racial/ethnic breakdown of these cases is as follows: 66 percent White, 23 percent Hispanic, eight percent Black, and one percent Asian. As of December 1998, the County recorded a case-fatality rate of approximately 54 percent in Vista, indicating an estimated 57 residents currently infected with AIDS. The State Office of AIDS estimates approximately 300 persons in Vista may be infected with HIV.

The County Department of Health Services estimates that 65.8% of AIDS cases and 10.9% of persons with HIV are in need of some form of housing assistance, as specified in Table 3-13 below. Therefore, it can generally be estimated that 37 persons infected with AIDS and an additional 33 persons infected with the HIV virus require some form of housing assistance in Vista.

Table 3-13
Estimated Percent of People with AIDS and HIV Infection
in San Diego County Who Need Housing Assistance

Category of Housing	% AIDS Cases Needing Affordable Housing	% HIV Cases Needing Affordable Housing
Rent/subsidy/sub. units	44.2%	7.3%
Adult foster care	3.1%	0.5%
Emergency/trans. housing	4.6%	0.8%
Congregate independent housing	10.8%	1.8%
Congregate supportive housing	3.1%	0.5%
Total	65.8%	10.9%

Source: Office of AIDS Coordination within the County Department of Health Services 1995.

Residential facilities available regionally for persons with AIDS include five residential units (50 beds), six hospices (51 beds), and one skilled nursing facility. These facilities serve AIDS patients exclusively or in conjunction with other segments of the population.

AIDS services are funded by the County of San Diego Department of Health Services through Title I of the Comprehensive AIDS Resources Emergency (CARE) Act of 1990, and include primary health care, mental health counseling, in-home care and treatment services, dental, case management, recreation/social, outreach and education, and transportation services. The following organizations provide services for persons infected with HIV and AIDS accessible to Vista residents:

- Office of AIDS Coordination, San Diego County Department of Health Services
- American Red Cross
- Catholic Charities/ St. Francis Center
- Fraternity House (San Marcos)
- Michelle House (Vista)
- Vista Community Clinic

Alcohol/Other Drug Abuse

Alcohol/other drug abuse (AODA) is defined as excessive and impairing use of alcohol or other drugs, including addiction. The National Institute of Alcohol Abuse and Alcoholism estimates the number of men with drinking problems (moderate or severe abuse) at 14 to 16 percent of the adult male population, and the number of women with similar problems at 6 percent. Thus, an estimated 5,800 to 6,600 men and 2,500 women in Vista may be alcohol abusers.

Abusers of alcohol and other drugs have special housing needs during treatment and recovery. Group quarters typically provide appropriate settings for treatment and recovery. Affordable rental units provide housing during the transition to a responsible lifestyle.

3.1.4 Estimates of Current Housing Needs

Table 3-14 summarizes the housing assistance needs of lower income households (80 percent MFI) in Vista by household tenure (owner/renter), household type (elderly, small/large family, other), and "housing problems." This non-duplicative count of households with "housing problems" includes those that: 1) occupy units with physical defects (lacking complete kitchen or bathroom); 2) live in overcrowded conditions (housing units with more than one person per room); 3) have a housing cost burden, including utilities, exceeding 30 percent of gross income; or 4) have a severe housing cost burden, including utilities, exceeding 50 percent of gross income.

Table 3-14
Housing Assistance Needs of Lower Income Households

Household by Type, Income, & Housing Problem	Renters				Owners		
	Elderly Hhds	Small Families	Large Families	Total Renters	Elderly Hhds	Total Owners	Total Hhds
Extremely Low Income (0 to 30% MFI)	285	579	273	1,516	565	884	2,400
% with any Housing Problems	85%	98%	98%	92%	70%	60%	80%
% Cost Burden > 30%	85%	96%	94%	91%	70%	59%	79%
% Cost Burden > 50%	76%	95%	88%	87%	50%	42%	70%
Very Low Income (31 to 50% MFI)	189	908	505	2,006	628	975	2,981
% with any Housing Problems	75%	98%	99%	96%	42%	55%	83%
% Cost Burden > 30%	75%	98%	94%	95%	42%	52%	81%
% Cost Burden > 50%	50%	59%	22%	46%	8%	19%	37%
Low-Income (51 to 80% MFI)	207	1,594	459	2,975	950	2,045	5,020
% with any Housing Problems	71%	80%	95%	82%	29%	55%	71%
% Cost Burden > 30%	71%	74%	49%	71%	28%	52%	63%
% Cost Burden > 50%	4%	4%	4%	5%	8%	22%	12%
Total Lower Income Households	681	3,081	1,237	6,497	2,143	3,904	10,401
% with any Housing Problems	78%	89%	97%	89%	44%	56%	76%
Total Households	948	5,557	1,769	11,227	4,517	14,028	25,255
% with any Housing Problems	60%	56%	85%	60%	26%	19%	37%

Abbreviation: Hhds = Households.

Note: Data based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Databook, 1993.

According to these criteria, 37 percent of the City's households overall experienced some kind of housing problem. The housing assistance needs among renters (60 percent of 11,227 renter-

households) were greater than among owners (19 percent of 14,028 owner-households). Among the household types, large family tenants were most likely to experience housing problems (85 percent) and elderly owners reported the lowest incidence of housing problems (26 percent).

The types of problems faced by the households vary according to household incomes, types, and tenure. As shown in Table 3-14, housing problems experienced by elderly households were mostly associated with cost burden factors, which were more prevalent among lower income senior renters than owners.

Similarly, housing cost burden was a contributing factor to housing problems faced by most owner-households, regardless of income. On the other hand, while a high proportion (89 percent) of renter-households experienced one or more housing problems, the problems were most severe for small and large families at the Extremely Low (30 percent MFI) and Very Low (50 percent MFI) Income levels. Virtually every Extremely Low and Very Low Income family tenant in Vista reported housing problems which were predominantly cost burden related.

Among lower income large family renters, household overcrowding was also a major factor contributing to housing problems. As illustrated in Table 3-15, between 65 and 83 percent of the City's lower income large family renters are residing in overcrowded conditions. These figures reflect the limited supply of large rental units affordable to lower income households in Vista, and the doubling up of households in single units to save housing costs.

Table 3-15
Percent of Overcrowded Households by Income: 1990

Income Groups	Renters		Owners	
	Total Households	Large Related Households	Total Households	Other Non-Elderly Households
Extremely Low Income (0-30% of MFI)	23.0%	65.2%	3.5%	9.7%
Very Low Income (31-50% of MFI)	29.3%	82.6%	9.1%	25.6%
Low Income (51-80% of MFI)	18.2%	69.9%	8.7%	16.2%
Total	16.9%	65.5%	4.1%	6.1%

Source: HUD CHAS Data Book, Table 8.

The following discussion summarizes the housing assistance needs identified in Table 3-14 by income group. Any disproportionate need, by racial/ethnic group and household type, is identified. "Disproportionate need" is defined as any need that is higher than ten percentage points of the need demonstrated for the same income category and tenure type.

Extremely Low Income Households (0-30 Percent MFI)

Approximately 80 percent of the City's Extremely Low Income owner and renter households (0 to 30 percent of Area MFI) experienced one or more housing problems in 1990. Housing problems were more prevalent among renters (92%) than owners (60%), and were largely related to housing cost burdens. Among Extremely Low Income households, elderly owner households exhibited a disproportionate need for housing assistance, both in terms of housing cost burden and overall housing problems.

Very Low Income Households (31-50 Percent MFI)

With 83 percent of Very Low Income households experiencing one or more housing problems, inadequate housing was even more prevalent among this income group than among Extremely Low Income households. Housing problems among renters (96%) were again more prevalent than among homeowners (55%), and were primarily related to cost burden. Very Low Income small family renter households exhibited a disproportionate need for housing assistance related to severe housing cost burden.

The extent of housing problems varies not only by household type, but also by household ethnicity. Table 3-16 aggregates housing problems experienced by Extremely Low and Very Low Income households and presents this data for Hispanic and Black households in Vista. As indicated by this table, both Black and Hispanic renter households exhibit a disproportionate need for housing assistance among all household types. Among owner households, both small and large family Hispanic households exhibit a disproportionate need for assistance. Due to the limited numbers of Black homeowners in Vista, HUD was unable to separately calculate housing problems for this group.

Table 3-16
Percent of Minority Households with
Extremely Low (30 Percent MFI) and Very Low (50 Percent MFI) Incomes
Having Housing Problems - by Household Type

Household Type	All Households		Black Non-Hispanic		Hispanic	
	% of Owner	% of Renter	% of Owner(a)	% of Renter	% of Owner	% of Renter
Elderly	55.2	81.2	0.0	100.0	31.8	100.0
Small Household	60.3	98.3	0.0	100.0	75.7	100.0
Large Household	78.2	98.5	0.0	100.0	100.0	100.0
Total	57.0	94.4	0.0	100.0	65.5	99.5

Source: CHAS Data Book Table 7 (Part 2 and Part 4)

(a) Insufficient data.

Low Income Households (51-80 Percent MFI)

Approximately 71 percent of the City's Low Income households (51 to 80 percent of the Area MFI) experienced one or more housing problems in 1990 and 63 percent had a housing cost burden of more than 30 percent of their gross income. Twelve percent of Vista's Low Income households had a severe housing cost burden of more than 50 percent of their gross income.

Low income renter-households continued to experience more housing problems than owner-households, (82 percent versus 55 percent). Among renter-households, large and small family households experienced the most housing problems, (95 percent and 80 percent, respectively). With the exception of large family renters, most of the housing problems faced by Low Income households were related to cost burden factors. Housing problems experienced by large family renters in this income group are probably related more to overcrowding, which usually results from a limited supply of adequately sized housing units at affordable rents. No particular household types among Low Income households experienced disproportionate housing needs.

3.1.5 Projection of Future Housing Needs

State law requires jurisdictions to provide for their share of regional housing needs. Within the SANDAG region, regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted growth in the number of households between July 1, 1999 - June 30, 2004, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

The 1998 Regional Housing Needs Statement (RHNS) prepared by SANDAG has identified a future housing need for Vista of 2,744 dwelling units to be developed during the 1999-2004 period. The income distribution of these 2,744 units is as follows:

Extremely Low and Very Low Income (0-50% MFI)	576 units
Low Income (51-80% MFI)	467 units
Moderate Income (81-120% MFI)	631 units
Upper Income (>120% MFI)	1,070 units
Total	2,744 units

The residential sites inventory analysis contained in Section 3.6 of the Housing Element/Community Revitalization Plan demonstrates the City's ability to fulfill its future regional housing needs by income category.

3.2 Homeless Needs

The homeless population varies in their make up and needs. The traditional urban homeless often includes persons that have special problems with substance abuse, mental illness, or both. The homeless population includes both individuals and families. The reasons for homelessness vary from a short term financial crisis to mental or physical illness. San Diego County has a particularly large population of rural homeless who are primarily immigrant day laborers or farm workers with a generally lower incidence of "traditional" homeless problems.

3.2.1 Nature and Extent of Homelessness

Homeless populations are in general difficult to estimate, but particularly in Vista because so much of the population is rural homeless. Rural homeless populations are less visible than urban homeless, are more migratory in nature, and fluctuate seasonally. Aggregate figures for the North County Inland Region average 1,900 per night, but may reach 5,000 to 6,000 if unincorporated areas are included.

Depending on whether the reference is the 1990 Census, the Regional Task Force on the Homeless, or the Vista Homeless Census Board, estimates of the numbers of homeless in Vista range anywhere from 295 to 1,000 persons. While the City is unsure as to the accuracy of any of these figures, staff does believe the upper end of the range is too high and likely includes unincorporated areas adjacent the City's corporate limits. It is hopeful that the year 2000 census will provide a more accurate count of homeless within the City's actual corporate limits.

With the above caveat in mind, the following summarizes the range of homeless estimates for Vista. The census counted 295 homeless in 1990. The "Vista Homeless Census Report, Part II", commissioned by the City in 1993, identified 560 homeless individuals, with 83 children and 30 women. The March 1996 Report from the Regional Task Force on the Homeless estimated a Vista homeless population of 1,250 persons, while the most recently completed May 1998 Report from the Regional Task Force on the Homeless estimates there are 850 persons, of which 800 are rural and 50 are urban homeless. The Vista Homeless Census Board has a wide-ranging estimate of 560 to 1,000 homeless and estimates that three quarters of this population is made up of farm workers and day laborers.

According to the Regional Task Force on the Homeless, the recent, apparent decline in the numbers of homeless in the North County area is likely due to a number of favorable conditions for rural homeless such as more growers providing housing, an increase in alternative employment opportunities, fewer migratory workers from Mexico, and an increase in the minimum wage.

The 1998 Regional Task Force on the Homeless Report lists Vista as one of the leading cities in its response to the homeless among other cities in North County, with the highest per capita spending (\$8.03) on programs that serve homeless persons. Despite this however, the Task

Force estimates that 68 percent of Vista's homeless are unsheltered, based on the number of permanent shelter beds available each night.

Among the traditional urban homeless, the population appears to be divided somewhat equally among three categories: (1) mentally disturbed, (2) substance abusers, and (3) economically displaced families and individuals. According to the City's 1996 Community Revitalization Plan, 50% of the persons using programs that target the homeless are white, 42% Hispanic and 8% black. This varies from the current public perception that homeless programs and shelter and food programs are for illegal immigrants. There are no specific survey numbers that identify race or ethnicity.

The Vista City Council has recently established a subcommittee to evaluate homelessness, and to participate on a regional Task Force with other North County cities to establish a regional emergency shelter. The Task Force has already identified a tentative site for the shelter within Vista, and has identified the need for the shelter to include a variety of supportive service components, such as job training and referrals, to provide for transition to self-sufficiency.

Rural Homeless

Estimates are that the majority or 75 to 95 percent of Vista's homeless population is made up of rural homeless. Estimates of the rural homeless also do not consider the migrant workers who "pass" through San Diego as they travel to other parts of the state and the county. The farm workers and day laborers that predominate in Vista are likely to be documented immigrants from central or eastern Mexico or Guatemala who seek shelter in makeshift rural camps. The majority of the population is single men, with families constituting only approximately five percent of the rural homeless population. The majority of single men have been reluctant to participate in programs, although there has been success in moving families from camps to apartments.

Providers consider the top unmet needs for this population to be employment assistance, health care, life skills, permanent housing, and transitional housing. There are five hiring sites for temporary day labor which may or may not include homeless workers. Two are outside the City one site is located near Vista's downtown, and the other two are on the borders of the City. Immigrant males seeking employment as day laborers utilize the SER Hiring Center in Carlsbad, near Vista's city limits. This is the only formally established hiring site of this kind in North County. SER has another facility at the Vista Employment Training Center that is directed toward vocational and educational training and placement in full-time employment.

3.2.2 Homeless with Special Needs

An estimated 30-50% of the single homeless adult population within urban areas exhibits mental illness symptoms of one type or another. Up to 50% of the County's homeless adult population may be active substance abusers. According to the San Diego Regional Task Force on the Homeless report, abusive situations, emotional instability, and other family related problems are the primary causes of homelessness among youth. In San Diego County, approximately 90% of homeless youth are from abusive homes. (County of San Diego Consortium Consolidated Plan)

Homeless with severe mental illness

The following section provides, according to the County of San Diego Consolidated Plan, conservative estimates of need, based on the best available data. It should be noted that actual levels of need are considered to be significantly higher than these estimates. In the County Consortium Consolidated Plan jurisdiction, it is estimated that over 8,500 adults suffer from serious and persistent mental illness. This is from the total population, not just the homeless population. Among persons who suffer from serious and persistent mental illness, there is a need for assessment, shelter, transitional housing, permanent supportive housing, permanent housing, health facilities, substance abuse services, and employment training.

Homeless with substance abuse

The County Alcohol and Drug Services (ADS) and the Department of Health Services provided information to describe the overall housing, facility, and associated service needs of clients serviced by the Department. The need for outreach and assessment is low, due to the existing network of geographically distributed regional centers funded by ADS, as well as other programs. Alcoholics and drug abusers often exhaust their financial and social support resources, leading to homelessness. With continued use and intoxication, access to shelters may be difficult. Ideally, these individuals would enter detoxification, or other pre-treatment services, followed by appropriate treatment of their other problems. For some individuals, emergency shelter would provide a transition from the street to detoxification or other pretreatment services. The need for permanent supportive housing is low because the goal of treatment and recovery programs is to restore the client's ability to function independently and responsibly, and to be self-supporting and self-sufficient. Clients in recovery are expected to receive support through continued participation in mutual self-help groups and in treatment program alumni group. Permanent housing represents the largest unmet housing need for clients within the alcohol and other drug treatment programs. Clients leaving treatment programs need to move into alcohol and drug-free housing that will support ongoing recovery. Their need to re-establish a residence is usually coupled with slim financial resources. Deposits on rental units and utilities, as well as the cost of basic furnishings, pose formidable barriers. The alcohol and drug treatment system discharges hundred of clients each year who reported themselves homeless at the time they entered treatment.

Women and Families

A result of welfare reform has been the increase in the numbers of women and their families seeking shelter and food aid. St. Francis Charities in Vista reports that 75% of the families who come to their food programs are single women with two to three children. The women usually indicate that they are employed, but underemployed, and receive little or no child support. The food program is crucial to the care of their families.

Approximately half of all homeless women are believed to be victims of domestic violence. Battered women in shelters have specific needs such as security, medical treatment, advocacy,

counseling, child care, and other needs which are not met by shelters which serve the general homeless population.

3.2.3 Continuum of Care

The Continuum of Care model developed by HUD is based on the premise that the best approach to address homelessness is a community-based process that provides a comprehensive response to different needs of homeless individuals and families. Such policies include homeless outreach through street side case management, and the provision of transitional and permanent housing. The goal of the comprehensive homeless service system is to help the homeless help themselves obtain decent, safe, permanent housing, and to become productive self-respecting members of the community.

The analysis in the gaps of service in the continuum of care in Vista will consider services at each step in the continuum. The steps are: outreach/assessment, emergency shelter, transitional shelter, permanent supportive housing, permanent affordable housing, and supportive service. The provision of services for homeless within the City of Vista is detailed in Table 3-17 (Homeless Service Components). Although there is a wide range of services available within the city, there is a lack of services within the continuum for two special needs groups, severely mentally ill and severely mentally ill with alcohol and other drug abuse. It should also be noted that although there has been an emergency shelter component, it is not a permanent program, but rather has been available on a year by year basis.

Outreach/Assessment

Outreach refers to activities designed to connect with homeless persons living on the street and bring them into the shelter or service system. Outreach can include: drop-in day centers, a hot line, referrals by churches and police. Assessment is finding out what services homeless persons need and linking them up with those services.

Emergency Shelters

Emergency shelter offers basic, temporary, overnight sleeping accommodations for up to a month.

Transitional Shelters

Transitional shelters offer housing, case management, and support services, to return people to independent living as soon as possible, often within six months, and not longer than 24 months.

Permanent Supportive Housing

Housing is offered with supportive services for persons with disabilities, including both facility-based and scatter-site permanent housing. Targeted populations are primarily those who are seriously mentally ill, have chronic substance abuse problems, or have HIV/AIDS.

Table 3-17
Homeless Service Components in Vista

Continuum of Care Matrix							
Service Components	General Homeless Needs	Persons with Special Needs					
		Severe Mental Illness (SMI)	Alcohol/ Other Drug Abuse (AODA)	SMI & AODA	Domestic Violence	AIDS/ Related Diseases	Farm Workers/Day Laborers
Outreach/ Assessment	GP		SA		F	GP	GP
Emergency Shelter	GP						
Transitional Shelter	F/M		SA		F/W		F
Permanent Supportive Housing		SA				SA	
Permanent Affordable Housing	467* F						F
Supportive Services	GP/SA/Y		SA		F/W	SA	GP/SA

Key: GP - General Populations, SA - Single Adults (Men or Women),

M - Men, W - Women, F - Families, Y - Youth on their Own

*Number of subsidized rental units (Section 8, Voucher, Mod Rehab, Tenant Based Rental Assistance), as reported July 1998.

Permanent Affordable Housing

Permanent housing is at the end of the spectrum of resources, leading from homelessness to independent housing. This can include subsidized housing or subsidy programs, such as Section 8 rental assistance.

Supportive Services

Services offered in conjunction with transitional housing or permanent supportive housing.

3.2.4 Service Provision

Each step of the model will be reviewed to determine the levels of service in Vista. Services are detailed in Table 3-18.

Table 3-18
Homeless Service Providers in North San Diego County

Facility	Type	Target Population	Services	Shelter Capacity	Maximum Stay
Alpha Project / Casa Base*	transitional housing	adult males, substance abusers	case management, employment, substance abuse treatment and counseling	30 beds	6 months
Alpha Project / Casa Rafael*	transitional housing	adult males, substance abusers	case management, employment, substance abuse treatment and counseling	90 beds	6 months
Alpha Project/ Emergency Winter Shelter*	inclement weather shelter	individuals and families	open from December to March	100 beds	90 days
Brother Benno Fndtn./ Brother Benno Center (Oceanside)	day shelter	general population	clothing assistance, emergency food, case management	N/A	
Brother Benno Fndtn./ Good Samaritan House, Brother Benno House, Grant St. (Oceanside)	transitional housing	adult males in recovery from drug and/or alcohol abuse	case management, substance abuse treatment and counseling, housing program, job training & employment	30 beds	6 mos. at GSH & BBH + 6 mos. at G.S.T.
Brother Benno Center/ Women's Recovery House (Carlsbad)	transitional housing	adult females in recovery from drug and/or alcohol abuse	case management, substance abuse treatment and counseling, housing program, job training & employment	5 beds	6-9 mos.
Brother Benno Foundation/Martha & Mary House (Carlsbad)	transitional shelter	women and children, many reporting domestic abuse	child care, primary health care, substance abuse treatment, domestic violence program, case management, meals, life skills training, housing program	6 beds	30 days
Casa de Amparo (San Luis Rey)	transitional housing	children & youth	shelter, school, counseling, meals	25 beds	until a foster home is found
Catholic Charities/ St. Francis Center*	support services	general population, HIV/AIDS	clothing assistance, emergency food, case management	n/a	n/a

Facility	Type	Target Population	Services	Shelter Capacity	Maximum Stay
Catholic Charities/ La Posada de Guadalupe (Carlsbad)	transitional housing	rural homeless	case management, prepared meals, primary healthcare	50 beds	3 months
Choices in Recovery/ Vista Safe Start*	transitional housing with medical component	substance abusers	housing services, recovery, case management, substance abuse treatment	50 beds	4 months (up to a year if court ordered)
Community Housing of North County/ Cedar Road Project*	transitional housing	migrant farmworkers large families,	rental assistance, case management, education	10 units transitional, 30 units permanent affordable housing	24 months
Community Housing of North County/Nettleton Road Project*	transitional housing, permanent affordable housing	migrant farmworkers large families	rental assistance, case management, education, day care	10 units transitional, 18 units permanent affordable housing	24 months
County Mental Health Services - Hidden Valley House	transitional housing	Adult women who are severely mentally ill	Case management, prepared meals, mental health services, substance abuse treatment, job training, and assistance	2 beds	1 month
Ecumenical Council of San Diego County ISN Rotational Shelter Program - North County Inland Branch	Seasonal emergency shelter	No single males	open from early January to early March	12 beds	2 months
Episcopal Community Services - Safe Haven*	transitional housing	adult mentally ill	case management, assistance securing SSI, assistance finding permanent housing	6 beds	24 months
EYE/Family Recovery Center (Oceanside)	transitional housing	Suffering from substance abuse women and their children	child care, primary health care, substance abuse treatment, domestic violence program, case management, meals, life skills training, housing program	70 beds	18 months
EYE/Hidden Valley House	transitional housing	women and children, many reporting domestic abuse	child care, primary health care, substance abuse treatment, domestic violence program, case management, meals, life skills training, housing program	30 beds	12 months

Facility	Type	Target Population	Services	Shelter Capacity	Maximum Stay
Faith and Love Ministries*	supportive services	general population	daily meals, case management	n/a	n/a
Fraternity House/ Michaelle House*	permanent supportive housing	AIDS/HIV	meals, emergency food and clothing, transportation	20 beds	unlimited
North County Health Services	supportive services	general population	primary health care, case management	n/a	n/a
North County Lifeline Community Services*	supportive services	general population	case management, employment services	n/a	n/a
St. Clare's Vista Home/Shelter Plus Care*	transitional housing	women suffering from substance abuse or domestic violence and their children	case management, mental health services, transportation, child care, housing, domestic violence programs	14 beds	6 months
Vista Community Clinic*	supportive services	general population	outreach, assessment, medical care, housing assistance, social services	n/a	n/a
Vista Community Clinic*/ Migrant Services Project	supportive services	migrant farm workers	case management, transportation, life skills, training, emergency food and clothing	n/a	n/a
Vista Employment and Training Center*	supportive services	general population, seniors, disabled	employment training and placement	n/a	n/a
YMCA Oz North County Shelter for Youth (Oceanside)	emergency /transitional shelter	runaway and homeless youth	case management, outreach, prevention and education, long-term placement	10 beds	14 days, but up to 2 months in some cases

Source: www.eletricity.com/homeless (Regional Task Force on the Homeless); Cotton/Beland/Associates

* Indicates facilities located in Vista.

Outreach/Assessment

Outreach is being provided and facilitated through an agreement among the service providers, by all programs assisting the homeless in North County. The same intake form is used. The form and data is shared electronically, allowing the client to be tracked through future referrals to housing and services in a variety of agencies.

In Vista, outreach services are provided by Catholic Charities at the St. Francis Center. The Vista Community Clinic provides outreach assessment, medical care, housing assistance and social services for migrant farm workers and their families.

Outside of Vista, outreach services are available at the Brother Benno Center in Oceanside. The County Mental Health Services operates multi-disciplinary homeless teams for the severely mentally ill in five mental health regions (North Coastal and Inland, East, South, and Central). These teams provide outreach and assessment through the entire county.

Assessment is provided by North County Lifeline Community Service and the AIDS Foundation. Other agencies provide case management as part of other supportive services programs.

Emergency Shelter

There are no emergency shelters in Vista. There are two shelters in the North Inland County that can serve homeless individuals from Vista, La Posada de Guadalupe in Carlsbad and Brother Benno Center in Oceanside.

An emergency shelter was provided in Vista from 1992 through 1997, through a temporary winter shelter managed by Alpha Project for the City at the National Guard Armory. The Vista shelter serves homeless families and singles from throughout San Diego County. The funding was provided by several cities, but primarily by Vista and FEMA funds. Alpha Project provided shelter and case management services. Since the shelter's closure, the City Council has sought a new site for a regional 24-hour permanent emergency shelter. Vista is working in partnership with other cities including Carlsbad and Oceanside and has identified a potentially suitable site.

The City contracted with the National Guard from December 1997 through March 1998 to provide a temporary homeless shelter. The program administered by Alpha Project provided shelter to 477 clients with 4,855 bed nights. In the winter of 1998, a shelter was open from December 1998 to March 1999, and provided shelter to an average of 40 persons per night. The site of the temporary emergency shelter in 1998 and 1999 was City-owned commercial property that is slated for near-term redevelopment.

Homeless mentally ill individuals find it particularly difficult to access shelters due to the restrictive requirements of many shelters. Many private shelters focus on those individuals who can be transitioned out of homelessness in a relative short amount of time. In contrast, Mental Health Services' target population is the severely and persistent mentally ill. These individuals, when in a homeless situation, often have a chronic mental illness or long-term history of homelessness. Mental Health Services contracts 40 beds county-wide that target the homeless mentally ill. This number is inadequate as it is estimated that there are over 1,800 homeless mentally ill individuals county-wide on any given night. Funding constraints in the departments of Health and Social Services will not allow for any expansion of the county-funded shelter system in the near future.

Transitional Shelter

There are several providers of transitional housing services in Vista, many of which targets special needs groups. Within Vista, transitional shelter is provided by Alpha Project, Choices in Recovery, Community Housing of North County, and St. Clare's Vista Home. Alpha Project provides 120 beds of transitional shelter at Casa Rafael and Casa Base to adult males with drug and alcohol abuse issues. Similarly, Choices in Recovery provides 50 beds of transitional housing and supportive services to persons with substance abuse histories. The Vista Redevelopment Agency assisted in the purchase of a site for St. Clare's Vista Home, which provides transitional accommodations for up to four women and ten children. As part of the

Cedar Road/Nettleton Road project, Community Housing operates 20 transitional housing units for migrant farmworkers.

Agencies with transitional housing facilities located outside Vista but which serve the area are Casa de Amparo, Catholic Charities, EYE, St. Clare's and YMCA Oz North Coast. Casa de Amparo provides transitional housing for 25 children and youth while they are being placed into foster homes. Catholic Charities' La Posada in Carlsbad provides 50 beds for the rural homeless. EYE's facilities provide housing for 100 women suffering from substance abuse and their children, and provides case management and overnight stays between 2 weeks - 2 months.

Several transitional housing facilities and supportive service programs are available to assist victims of domestic violence in the North County Inland Area. San Diego County has a total of 226 beds available in domestic violence shelters, with 95 beds in the North County area. Transitional housing for victims of domestic violence is provided by St. Clare's and EYE. St. Clare's Vista Home is designed as a transitional housing program for up to 14 battered women and children, providing supportive services for stays up to 6 months. None of EYE's facilities are in Vista. EYE has a six-unit apartment building in Escondido which functions as a battered women and children's shelter. Additionally EYE's Hidden Valley House has 30 beds for women and their children.

Community Housing of North County previously offered a "hogar" program which was a county-wide program specifically designed for rural homeless families. The program began in 1996 and ended in December 1998, having served over 80 families. The program provided 24 months of rental assistance, education, and case management. The program was terminated because of its success; many of the families that received training and education were able to leave agricultural jobs for higher paying jobs, and eventually move into market rate housing.

Mental Health Services currently contracts for a semi-supervised housing program of 28 beds. This program is located in the City of San Diego, but it accepts homeless mentally ill individuals from throughout the county. Additionally, it has been involved with various providers in supporting HUD grant proposals that target the dually diagnosed homeless mentally ill (Safe Havens). In 1992, the Federal Task Force on the Homeless recommended development of Safe Havens which target the mentally ill and the substance abusing mentally ill. A minimum of three Safe Havens are needed to address the transitional housing needs of this population in the Urban County. Each Safe Haven serves approximately 20 individuals on an annual basis.

Permanent Supportive Housing

Supportive housing for the mentally ill is generally provided in two ways: 1) rental subsidies to obtain private market housing, and 2) subsidized rental units in an apartment building specifically designed for persons with special needs. Supportive services are generally provided via individual case management. Services include community living skills, money management services, and tenant/landlord problem resolution.

According to statistics from the California Department of Social Services Community Care Licensing Division, there are 24 group homes for the developmentally disabled in Vista with capacity to serve 152 clients.

An additional special needs group for which there is supportive housing in Vista individuals with AIDS/HIV. Permanent supportive housing is provided by Fraternity House with 20 beds for homeless men and women with AIDS. Fraternity House has two sites, one in Escondido and the other in Vista.

Permanent Affordable Housing

Permanent Affordable Housing for the homeless is being provided through the Section 8 rental assistance program, and the HOME Tenant Based Rental Assistance Program. Community Housing of North County has developed 68 affordable units available for families in the Cedar Road/Nettleton Road project, with 20 of these units reserved as transitional housing. The Vista Redevelopment Agency will continue to provide funding to expand the supply of affordable housing in the community. However, the need for permanent affordable housing continues to well exceed the available supply, particularly for very low income households.

Supportive Services

There are 22 service providers in North San Diego County addressing the various needs of the homeless. Not all of these providers conduct their program within Vista City limits, but approximately 17 of these providers serve Vista homeless.

All the agencies providing Transitional Shelter have a supportive services component geared to their target population. Examples of this are Alpha Project's employment services and substance abuse treatment, Casa de Amparo's schooling and counseling services for children and youth, Catholic Charities' provision of meals and primary healthcare for rural homeless, and EYE's child care, substance abuse treatment, domestic violence program, and life skills program.

Agencies which provide purely supportive services for the homeless without a housing component are Faith and Love Ministries, Vista Community Clinic, North County Lifeline Community Services, North County Health Services, SER/Jobs for Progress. Services offered include referrals, healthcare, education and training, employment and placement, transportation, emergency food and clothing, counseling, and life-skills training. Faith and Love Ministries serves one meal daily to the homeless in seven churches in Vista, and provides case management as well. The Vista Community Clinic has a nutritionist on its prenatal staff and a migrant worker nutritional education program. The City has recently established an employment and training center in the Vista Townsite Area with SER/Jobs for Progress, North County Council on Aging, Lifeline Community Services, and the Creative Learning Center to provide educational opportunities, employment training, and job placement.

The City of Vista provides funding support to Homeless Service Providers that provide food, shelter, and case management to children, battered women, families, and single persons. In FY

1997/98, Vista provided CDBG funding for social services for outreach, case management, and basic essentials for six programs which assisted 4,854 persons.

The service providers and the local governments in San Diego County, especially in the North County, are collaborating to assure that the entire spectrum of service needs are addressed on a regional basis. The application for HUD Supportive Services, Shelter Plus Care, and SRO Moderate Rehabilitation grants reflected this collaboration which focused on the gaps in the system of care. The service delivery system in Vista was evaluated and gaps determined. Several areas identified in the City's original Consolidated Plan as having a gap in service, such as transitional housing, are now being addressed.

3.2.5 Identification of Gaps

The following gaps in service delivery within the Continuum of Care in Vista are:

1. Increase outreach to farm workers and immigrant day laborers to refer them to transitional housing and employment programs.
2. Establish a permanent 24 hour-emergency shelter, preferably in conjunction with other North County cities. Local homeless service providers indicated that an emergency shelter served as an important entry point to bring the homeless into the service system. Studies on the effectiveness of shelter programs in eliminating homelessness indicate that unless there is well-planned case management, support groups and counseling, the emergency shelter alone will not solve the homeless problem. The emergency winter shelter, administered by Alpha Project provides a "tough love" approach and extensive case management. A permanent shelter must include extensive case management and supportive services.
3. Increase transitional housing for individual men and women, women and children, and families.
4. Increase permanent affordable housing options for the very poor earning 50 percent or below the median income for individual men and women, women and children, and families. The need for this housing is very high and will continue to grow as the North County Inland Area housing market expands and demand for housing grows.

It is assumed that the present level of homeless services will be maintained to assure that new gaps in service do not arise. The City of Vista is committed to providing a balanced approach to the homeless problem. A special deputy has been hired to move the homeless that are violating laws from the streets and has had an emergency winter shelter. Additionally, the City has a demonstrated commitment to providing services and facilities for the homeless.

3.3 Public and Assisted Housing Needs

3.3.1 Public Housing

There are no publicly-owned housing units in the City of Vista.

3.3.2 Non Project-Based Rental Housing Assistance

The City is currently under the jurisdiction of the San Diego County Housing Authority which administers the Section 8 Rental Assistance Program on behalf of the City. (The City's Community Development Commission has authority to establish a Housing Authority, but has yet to establish such a body). As of July 1998, a total of 415 households in Vista received Section 8 tenant-based rental assistance and an additional 438 Vista residents were on the waiting list for assistance. Table 3-19 summarizes the household characteristics of the City's Section 8 recipients and those on the waiting list. As shown, approximately 40 percent of the recipients are elderly-headed households, 40 percent are small families, and 21 percent are large families. The waiting list is comprised of 73 percent families (small and large), 20 percent disabled, and seven percent senior households.

Table 3-19
County of San Diego
Rental Assistance in Vista

Program	Disabled	Elderly	Small Family	Large Family	Total
Section 8 - Existing (Certif)		109	98	49	256
Voucher		57	64	37	158
Mobile Home Rental Assistance		1	0	0	1
Total		167	162	86	415
Waiting List	86	32	320 (total of all families)		438

Source: Housing Authority of the County of San Diego, July 2, 1998.

Tenant Based Rental Assistance (TBRA)

The City administers a Tenant Based Rental Assistance Program (TBRA) using funds received through the County HOME Consortium. As of the Spring of 1999, there are over 50 families receiving assistance and 200 families on the waiting list. The City has allocated a total of \$170,000 annually towards the HOME TBRA program to assist very low income families (50 percent MFI and below) who are paying more than 50 percent of their income on rent.

Mobile Home Rental Assistance

In 1993, the City undertook an investigation of rental rates and long term leases for mobile home spaces, and determined that most long term leases had annual increases of six percent or more. As a result of this finding, the City passed a mobile home rent control ordinance (Ordinance 93-17) which failed in a ballot measure. Instead, the City instituted the Mobile Home Park Accord between park owners and the City. Through the Accord, certain rents are limited to increases equal to the percent change in the Consumer Price Index. The Accord establishes a method for residents to file a dispute, and establishes the Mobile Home Review Board to provide a mechanism for dispute resolution between park tenants and owners.

Additionally, the City implemented a mobile home rental assistance program (VMAP) for families whose income does not exceed 30% of the Median Family Income. Under this program, the City pays \$50 per month toward rent.

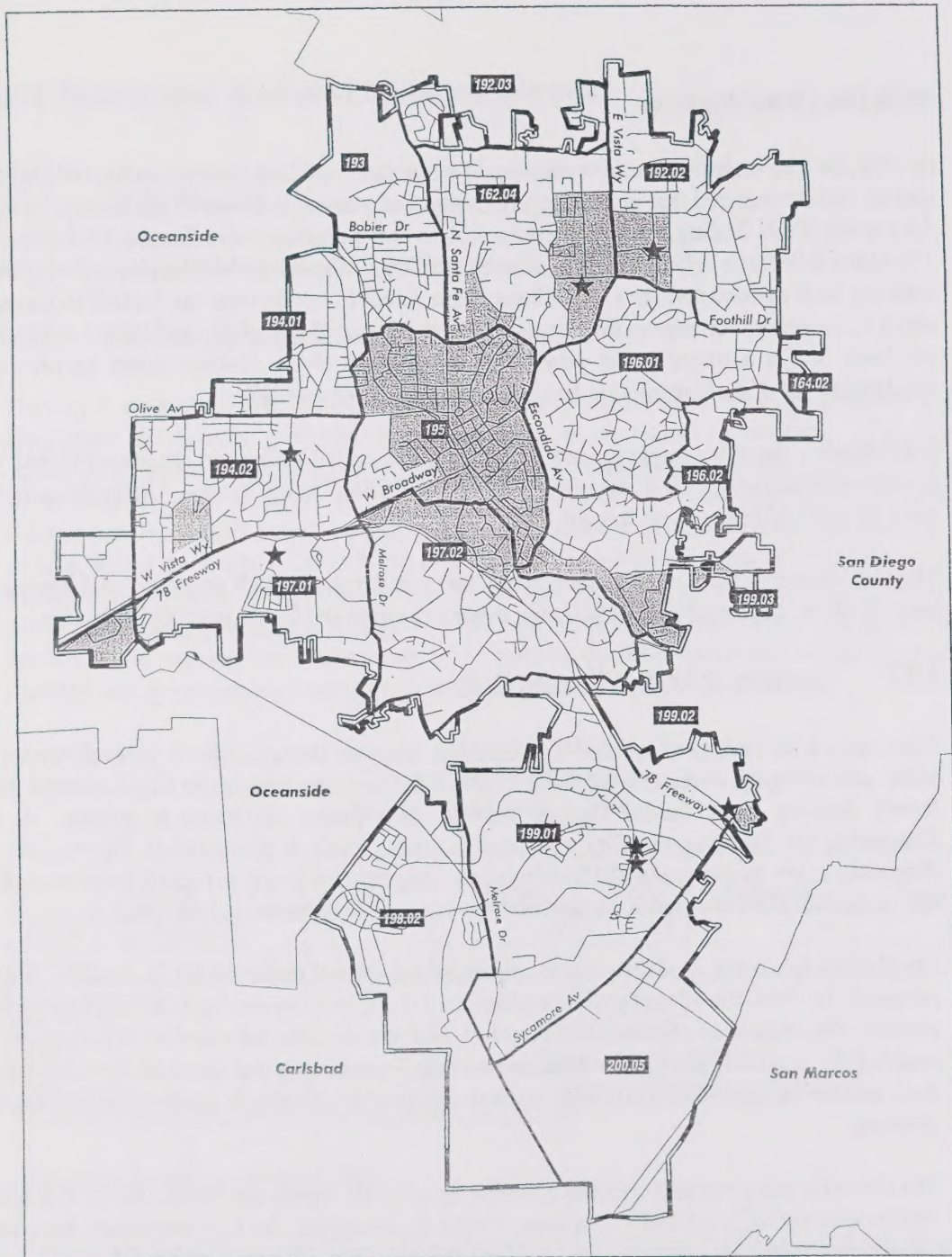
The City contracts with eight mobile home parks under the VMAP program, and serves 100 individuals at an annual cost of \$60,000, funded through the City's housing in-lieu fee.

3.3.3 Inventory of Assisted Housing Units

Vista has a wide variety of assisted housing units financed through federal, redevelopment set-aside, and mortgage revenue bond funds. Table 3-20 provides data on the City's assisted multi-family housing stock funded through various government assistance programs. A map illustrating the location the City's assisted housing stock is presented in Figure 3-4. As illustrated in this graphic, assisted housing is not concentrated in any particular location in Vista, and in fact for the most part is located outside Low and Moderate Income areas.

Los Robles de Cortez Apartments was originally subsidized under the HUD Section 236(j)(1) program. In 1996, the 76 unit project underwent a transfer of ownership to a local non-profit to preserve the project as affordable to very low and low income households. The project was assisted through LIHPRHA (Low Income Housing Preservation and Resident Homeownership Act), and is required under LIHPRHA to be maintained as affordable housing for the life of the building.

The City of Vista owns and operates a mobile home park, Sycamore Creek Mobile Home Park which consisted of a total of 117 spaces. Under this program, the City subsidizes the cost for City-owned rental spaces to maintain affordable housing. A substantial portion of the park population consists of elderly, but the Park does not discriminate against families with children. Two other mobile home parks, Estrella De Oro and Vista Manor, were purchased by Caritas, a nonprofit mobile home park owner with the assistance of the City. Estrella De Oro has 107 units of which 20 percent are income restricted to very low income households (50% MFI), and 10 percent are rent restricted. Vista Manor contains 159 units, and will have 55% of the units restricted to low income households earning less than 80% MFI.



-  City Boundary
-  Census Tract Boundary
-  **164.02** Census Tract Label
-  ★ Assisted Multi-Family Housing
-  Low and Moderate Income Concentration (Greater than 51%)

↑
north not to scale

SOURCE: 1990 Census

Figure 3-4
Assisted Multi-Housing
Inventory
City of Vista
Housing Element/Community Revitalization

While not considered assisted multi-family housing for purposes of this analysis, Vista also has several transitional housing facilities which provide affordable housing combined with support services to lower income households for periods ranging from six months to two years. A complete inventory of transitional housing in Vista is presented previously in Table 3-18.

Table 3-20
City of Vista
Assisted Multi-Family Housing Inventory

Project	Total Units	Program	Earliest Conversion Date	# of Units At Risk	MFI
Cedar Road	40	CDBG/Set-Aside Funds	6/30/2048	40	80%
Hidden Valley (Senior)	49	Mortgage Revenue Bonds	8/1/2025	49	50%
		Set-Aside Funds	n/a	49	
Los Robles de Cortez	76	LIHPRHA	life of building	0	63 @50% 12 @80%
Nettleton Road (Phase II of Cedar Road)	28	Set Aside Funds Tax credits	6/30/2048	28	50%
Pepperwood	246	Mortgage Revenue Bonds	6/1/2005	49	80%
Project Roher	12	HUD 202	12/31/2014	12	50%
Rancho de Cortez	26	Section 8	8/31/99	26	
		HUD 236 ¹	n/a		30%
Shadowridge II/Rancho Hills	148	Mortgage Revenue Bonds	5/1/2032	28	14 @80% 14 @60%
Vista Hacienda	460	Mortgage Revenue Bonds	4/1/2017	92	none

Sources: HUD Web Site at www.hud.gov/cgi-bin/
City of Vista, Redevelopment Department

¹ Section 236 Projects are eligible to pay off mortgage at any time

3.3.4 Assisted Housing Units At-Risk of Converting to Market Rate

The State Housing Element law and HUD Community Revitalization Plan regulations require cities to prepare an inventory including all assisted multi-family rental units which are eligible to convert to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions. The Housing Element requires this inventory cover a ten-year evaluation period following the statutory adoption date of the Housing Element; whereas the HUD regulation requires the inventory to cover only the five-year planning period of the Community Revitalization Plan. To satisfy both state and federal requirements, this at-risk housing analysis period covers the ten year period from July 1, 1999 through June 30, 2009.

Table 3-21 provides information on the two housing projects at-risk during this ten year period: Rancho de Cortez and Pepperwood. Rancho de Cortez is at-risk in two respects, expiring

Section 8 contracts and prepayment of the HUD 236 mortgage loan. Pepperwood is at risk due to expiration of affordability controls on the mortgage revenue bond.

Table 3-21
City of Vista
At Risk Multi-Family Housing Projects

Project	Total Units	Program	Earliest Conversion Date	# of Units At Risk	MFI
Rancho de Cortez	26	Section 8	8/31/99	26	
		HUD Section 236	n/a		
Pepperwood	246	Mortgage Revenue Bonds	6/1/2005	49	80%

Sources: HUD Web Site at www.hud.gov
City of Vista, Redevelopment Department

¹ Section 236 Projects are eligible to pay off mortgage at any time

Prepayment of HUD Section 236(j)(1) Loans

The HUD Section 236(j)(1) program offers property owners reduced-interest mortgage financing. In exchange for preferential financing, the projects are subject to low income use restrictions for the 40-year term of the mortgage. However, the owners also have the option to prepay the remaining loan after the first 20 years of the mortgage and opt out of affordability controls. Prepayment of Section 236 loans was regulated by the Low Income Housing Preservation and Resident Homeownership Act (LIHPRHA). LIHPRHA offered additional financial incentives for property owners in exchange for an extended commitment to maintaining the projects as affordable housing. However, LIHPRHA ended in 1996, and property owners can now prepay the remaining mortgage loans and opt out of affordability controls at any time once the projects are eligible for the 20-year prepayment option.

Under HUD regulations, the property owners are required to provide a six-month notice to tenants prior to opting out. The 1998 California legislature passed AB 1701, requiring a nine-month notice to tenants. Nevertheless, since there are no longer any regulations working to extend the affordability controls on these projects, they are considered at risk. The likelihood of these projects converting to market rate depends largely on the continued availability of Section 8 assistance and rental market conditions.

Rancho de Cortez was subsidized under the HUD Section 236 (j)(1) program and maintains Section 8 contracts on all 26 units. This project is at risk in two respects (1) the owner may prepay the Section 236 loan and stop renewing the Section 8 contracts as they expire; and (2) HUD may discontinue the project-based Section 8 contract program.

Project-Based Section 8 Contracts

The *Multifamily Assisted Housing Reform and Affordability Act of 1997* addresses expiring Section 8 contracts. This act provides authority to HUD to operate a "mark-to-market" program to reduce over-subsidized Section 8 contracts, restructure project financing, and provide funds for rehabilitation needs. The bill also includes tax legislation to ensure that adverse tax consequences do not deter owners from participating in the program. In exchange for favorable tax treatment, owners would preserve units at rents affordable to low and moderate income households. Eligible projects include FHA-insured projects receiving Section 8 project-based assistance for some or all units, where rents exceed market rents.

Typically, Section 8 units that have above market rents are not considered at risk because they are eligible to participate in the mark-to-market program which the owners are likely to find more financially beneficial. The units really at risk are those with Section 8 rents below comparable market rents.

A total of 26 units in Rancho de Cortez maintain Section 8 contracts with HUD. These contracts are short-term contracts, requiring renewal periodically. As part of Congress' 1997 Balanced Budget Agreement, full funding has been committed to provide for annual renewal of all expiring Section 8 contracts from FY 1998 through 2002. In the short run, the affordability of the Section 8 subsidized units in Rancho de Cortez would most likely be preserved as long as the owner does not prepay the remaining mortgage. In the long run, due to the uncertain future of the project-based Section 8 program, Rancho de Cortez is considered at-risk of converting to market rate housing because the units are renting at below market rents and not eligible to participate in the "mark-to-market" program.

Mortgage Revenue Bond

Under the Multi-Family Revenue Bond Program, the City provides reduced interest loans for multiple-family rental housing projects in exchange for ten-year low income use restrictions on a minimum of 20 percent of the units in each project. According to the bond agreements, 49 of the total 246 units in the Pepperwood project are restricted to low income renters. The affordability restrictions on these units are due to expire in June, 2005.

3.3.5 Cost Analysis - Preservation and Replacement of At-Risk Housing

Preservation Costs

Since Vista's two at-risk projects are not eligible to participate in the "mark-to-market" program, preservation of the at-risk units can be achieved in three ways: 1) facilitate transfer of ownership of these projects to or purchase of similar units by nonprofit organizations; 2) provide rental assistance to tenants using other funding sources than Section 8; or 3) refinance existing mortgage revenue bonds.

Transfer of Ownership: By transferring ownership of these projects to nonprofit housing organizations, long-term low income use of these projects can be secured, and projects will be eligible for a greater range of government assistance programs. The Los Robles de Cortez project in Vista is an example of a HUD236 affordable housing project that has transferred ownership to a non-profit.

Table 3-22 presents the estimated market value for each project to establish an order of magnitude for assessing preservation costs. According to local development experts, current market values for the two at-risk projects can be estimated on the basis of each project's potential annual income, operating and maintenance expenses, and building condition. As shown in Table 3-22, the total market value of these projects is \$4,071,720. Assuming a five percent downpayment is made on each project, at least a \$203,586 downpayment cost would be required to transfer ownership of these buildings to nonprofit organizations.

With transfer of ownership to non-profits, rental income alone from the low income tenants would be unlikely to cover adequately the mortgage payment. The City may need to consider assisting non-profits through rental subsidy or other means.

Table 3-22
Market Value of At-Risk Housing Projects

Project Units	Rancho de Cortez	Pepperwood	Total
Studio	0	10	10
1-bedroom	26	21	47
2-bedroom	0	18	18
Total	26	49	75
Annual Operating Cost	\$62,400	\$122,400	\$184,800
Gross Annual Income	\$175,469	\$335,069	\$510,538
Net Annual Income	\$113,069	\$212,669	\$325,538
Market Value	\$1,413,360	\$2,658,360	\$4,071,720

Market value for each project is estimated with the following assumptions:

1. Obtained from *San Diego County Apartment Association* for December 1998, average market rent for a studio is \$463, 1-bedroom is \$556, 2-bedroom is \$677, and 3-bedroom is \$828.
2. Average apartment size for a studio assumed at 450 square feet, 1-bedroom at 600 square feet, 2-bedroom at 750 square feet, and 3-bedroom at 900 square feet.
3. Vacancy rate = 5%
4. Annual operating expenses per square foot = \$4.00
5. Market value = Annual net project income * multiplication factor
6. Multiplication factor for a building in good/excellent condition is 12.5.

Rent Subsidy: In light of the funding crisis faced by HUD, the project-based Section 8 rent subsidy program is in jeopardy. Also, it has become increasingly difficult for local housing authorities to pursue additional tenant-based Section 8 certificates or vouchers. If rent subsidies

are warranted, other funding sources, such as HOME and redevelopment housing set-aside funds, may need to be explored.

The 26 units in the Rancho de Cortez project currently maintain Section 8 contracts that are subject to renewal within the time frame of this Housing Element/Community Revitalization Plan. Under the HUD Section 8 program, assistance is only available to very low income households. Thus, the discrepancy between the Fair Market Rent for a unit and the housing cost affordable by a very low income household is used to estimate the amount of rent subsidy required for that unit. Table 3-23 estimates the rent subsidies required to preserve the affordability of the existing Section 8 units in Rancho de Cortez to very low income households. Based on the estimates and assumptions shown in this table, approximately \$158,496 in rent subsidies would be required annually.

Table 3-23
Rent Subsidies Required

Section 8 Units	Rancho de Cortez
1 bedroom unit (Rancho de Cortez)	26
Total Monthly Rent Income Supported by Affordable Housing Cost of Very Low Income Households	\$1,144
Total Monthly Rent allowed by Fair Market Rents	\$14,352
Total Annual Subsidies Required	\$158,496

Notes:

1. A 1-bedroom unit is assumed to be occupied by a 2-person household.
2. Based on 1998 Median Family Income in San Diego County, affordable monthly housing cost for a 2-person very low income household is \$508.
3. 1998 Fair Market Rents in San Diego County are \$552 for a 1-bedroom.

Refinance Mortgage Revenue Bond: Refinancing mortgage revenue bonds issued to the owner of Pepperwood would extend the owners' commitment to maintain the units as low-income rentals. If refinanced, the project would be required by the 1986 Tax Reform Act to commit 20 percent of units as low-income for the greater of 15 years or one-half the bond terms, whichever is longer.

To ensure the affordability of the 49 bond-financed, income-restricted units at the Pepperwood Project that are currently at risk, the City can negotiate with the project owners to refinance the bonds. The costs to refinance each bond would include the difference in interest rates on the remaining debt between the previous and the renegotiated bond packages, an issuance cost of approximately three percent of the bond, and administrative costs. The project owner may not have a financial incentive to refinance unless the bond structures allow for interest rates that are well below the initial bonds' rates and are combined with other incentives. Often, property owners prefer to sell the property or to seek refinancing opportunities from private lending institutions, allowing them to opt out of affordability controls.

Replacement Costs

The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Based on discussions with a major local developer, average development cost for multi-family, affordable, rental housing is approximately \$55,000 for a studio, \$70,000 for a one-bedroom unit, \$80,000 for a two-bedroom unit, and \$100,000 for a three-bedroom unit. These cost estimates include land, construction, permits, on- and off-site improvements, and other costs. To replace the 75 units in the two at-risk projects with like sized, affordable units would therefore require approximately \$5,280,000.

Cost Comparison

The cost to build new housing to replace the 75 at-risk units is estimated at \$5.3 million. This cost estimate is substantially higher than the cost to preserve the units by transferring ownership, which is estimated at a downpayment of approximately \$203,586.

Use of other forms of rent subsidies to replace Section 8 assistance does not ensure long-term unit affordability. The cost associated with rent subsidies is also high, requiring approximately \$158,496 annually.

Refinancing the mortgage revenue bond on Pepperwood will depend on the interest rate differential between the bond and that being offered through refinancing.

Overall, transferring project ownership to nonprofit organizations, combined with financing techniques to lower the mortgage payment, or bond refinancing depending on market conditions is the most cost-effective means to preserving the at-risk housing projects.

3.3.6 Resources for Preservation

This section discusses two types of resources available for preserving at-risk housing units: a) financial resources potentially available to purchase or supplement existing units, or to build replacement housing; and b) entities with the interest and ability to purchase and/or manage at-risk units.

Financial Resources

There are a variety of potential funding sources available for acquisition, subsidy, or replacement of units at-risk. Due to the high costs of developing and preserving housing and limitations on both the amount and uses of funds, a variety of funding sources may be required.

CDBG Funds: Vista is a CDBG entitlement jurisdiction eligible to receive Community Development Block Grants (CDBG) from HUD for funding a wide range of community development activities. The City uses CDBG monies primarily to fund public infrastructure and facilities, social services, and economic development in lower income neighborhoods as well as

to promote fair housing policies and programs. The City's FY 1998/99 CDBG allocation was \$1,135,000.

Redevelopment Housing Set-Aside Funds: The Vista Redevelopment Agency uses its housing set-aside funds to support affordable housing, including replacement housing. \$1,420,000 of Set-Aside funds was available for FY 1998/99.

HOME funds: Vista is part of the County HOME consortium and receives approximately \$280,000 from HUD annually for housing acquisition, construction, and rehabilitation. HOME funds are also eligible for tenant-based rental assistance, property acquisition, site improvements, and other costs related to the provision of affordable housing. The HOME allocation in FY 1998/99 was \$264,000.

Administrative Resources

An alternative to providing subsidies to existing owners to maintain the at-risk units as low-income housing is for public or nonprofit agencies to acquire or construct housing units to replace the at-risk units. Nonprofit ownership assures the long-term commitment to maintaining these units as affordable housing for low income households. Several public and nonprofit agencies are active in providing affordable housing in the County.

Non Profits

BRIDGE Housing: BRIDGE Housing has 15 years of experience in developing affordable housing, with a focus on the Bay Area. To date, BRIDGE has been involved in the development of nearly 8,500 homes throughout the state, and is managing 31 properties with over 3,500 units. Projects in Southern California are Villa Loma, 344 units of multi-rental housing and impending construction and management of an additional 260 units. These projects are located in Carlsbad and San Marcos.

Caritas Corporation: Caritas owns and/or manages over 1500 affordable residential spaces. Two Vista mobile home parks, Estrella de Oro (107 spaces) and Vista Manor (150 spaces) have been rehabilitated and are owned by Caritas. In addition to managing these units, Caritas also endeavors to provide programs such as child care, learning centers, recreational, and other programs to serve the needs of residents.

Community Housing of North County: Community Housing of North County was founded in 1988 with an initial focus on northern San Diego County. The organization has built six complexes and rehabilitated five complexes for a total of 455 housing units. In Vista, Community Housing has built both phases of the Cedar/Nettleton Road Apartment complex. In addition to developing and rehabilitating housing, Community Housing also manages developments, including the Los Robles de Cortez Apartments which is an example of maintaining affordable housing through transfer of ownership.

SER/Jobs for Progress: For 30 years, SER/Jobs for Progress work was rooted in job training for eventual placement. In 1993, SER began its Housing Initiative to address the need for affordable housing. Current activities in Vista include a home buyer counseling program, a block revitalization, single family home construction, and the Vista Farmworker Housing Collaborative (VFHC) transferring vacant mobile homes owned by the City to farms. In addition, SER will participate in Homebuyer programs in the Vista Townsite. SER is continuing to increase its involvement in Vista and is very interested in projects involving rehabilitation.

Southern California Housing Corporation: Southern California Housing Corporation manages and owns over 2,000 units and has acquired and substantially rehabilitated 2,500 units. The organization has two projects near Vista, and is interested in doing more projects in the area. Additionally, Southern California Housing also has worked on mobile home park projects and would be open to doing projects similar to the transfer of ownership that the City negotiated with Caritas.

For Profits

Affirmed Housing Group: Affirmed Housing has developed affordable housing since 1994. Affirmed Housing has developed four projects in San Diego County which were largely rehabilitation projects. One project, Sonoma Court in Escondido involved a partnership with SER/Jobs for Progress. Affirmed Housing is willing to partner again with an experienced non-profit housing entity to rehabilitate or build more affordable housing in the area

Central Pacific Housing and Development: Central Pacific Housing and Development developed Hidden Valley, a 50-unit senior housing project in the City of Vista. The company is interested in continuing to work with the City in the provision of a range of housing types to meet the community's needs.

The Olson Company: The Olson Company specializes in development of for-sale residential communities within urban settings. Projects typically involve a public-private partnership, and include an affordable housing component. The company was founded in 1988, and has in the last few years began expanding its urban renewal efforts into the San Diego region. The company has expressed an interest in developing in Vista.

3.3.7 Quantified Objectives

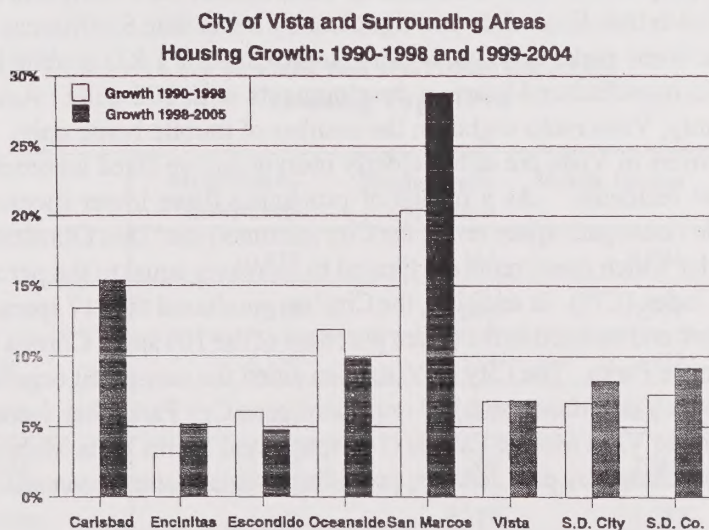
It is the City's objective to pursue preservation of low-income housing units. Policies and programs for preservation of these at-risk units are set forth in Section 4, Housing and Community Development Strategy, of this document.

3.4 Market Conditions

This section addresses characteristics of the housing supply in Vista, including type, age, condition, costs, and availability. The implications of these housing characteristics with respect to housing programs are also examined.

3.4.1 Housing Growth

Between 1990 and 1998, housing stock in the City increased by 1,879 units from 27,416 units to 29,295 units, a growth of 6.9 percent. The City's housing growth rate has slowed down considerably from the 83 percent growth experienced between 1980 and 1990. Housing growth in Vista is also slightly lower than the regional average from 1990 to 1998 of 7.3 percent. Based on SANDAG estimates, the rate of housing growth in Vista from July 1999 to July 2004 is projected to remain almost the same as it has been from 1990 to 1998, continuing to trail slightly behind the County as a whole.



Sources: SANDAG, Regional Housing Needs Statement, November 1998.

As the economy bounds back from the recession of the early 1990s, the North County area has undergone a major housing boom. According to a November 1998 article in the *San Diego Union-Tribune*, 42,000 new homes are planned for the area, from Oceanside to Encinitas, Carlsbad to Poway and in the stretch of land between Interstates 5 and 15 north of Mira Mesa. The majority of large developments with more than 1,000 units each are planned between the

I-5 and I-15, south of Highway 78. Of the 42,000 planned units documented by the *Union-Tribune*, only 165 are in Vista, compared to 4,300 in San Marcos, 2,107 in Escondido, and 10,600 in Carlsbad. Comparing the number of residential building permits issued over the past year, 212 were issued in Vista, compared to 396 in San Marcos, 387 in Escondido, and 1,421 in Carlsbad. These slow growth trends are reflective of the limited residential land remaining in Vista, and consistent with the City's desire to maintain the community's character as less dense and oriented toward single family homes.

3.4.2 Housing Characteristics

Housing Type

As Table 3-24 shows the majority of Vista's housing stock is comprised of single-family homes (55.2 %), followed by multi-family units (37%), and mobile homes (7.8%). Between 1990 and 1998, 80 percent of all housing development in the City consisted of single-family homes. As a result, Vista's proportion of single family homes has increased, although it is still lower than the Countywide average and most of the north county inland area, although comparable to Escondido and San Marcos. The City's share of multi-family homes is larger than most neighboring cities with the exception of Escondido, but is consistent with the Countywide average.

There is a higher proportion of mobile homes in Vista than in the County and most neighboring cities, although lower than Escondido and significantly lower than San Marcos. There are a total of twenty mobile home parks in Vista, totaling approximately 1,823 mobile home spaces, and an additional two manufactured housing developments with 392 units. Among the nineteen cities in the County, Vista ranks eighth in the number of mobile home units. The majority of mobile home owners in Vista are either elderly individuals on fixed incomes, or other low to moderate income residents. As a means of protecting these lower income residents from escalating mobile home park space rents, the City instituted the "Don Olmstead" Mobile Home Park Accord under which space rents are limited to increases equal to the percent change in the Consumer Price Index (CPI). In addition, the City has purchased the 117 space Sycamore Creek Mobile Home Park and assisted in the tenant purchase of the 104 space Corona del Vista and 144 space Vista Cascade Parks. The City of Vista also aided the non-profit organization Caritas to purchase 159 space Vista Manor and 107 unit Estrella de Oro Parks that have income and rent restrictions. Rancho Vista Mobile Estates (144 space) and Sierra Vista Mobile Park (99 space) have also been purchased by park tenants, providing greater control over space rents.

**Table 3-24
City of Vista
Housing Type: 1990-1998**

Housing Type	1990		1998	
	No. of Units	% of Total	No. of Units	% of Total
Single-Family				
Detached	13,022	47.5%	14,255	48.7%
Attached	1,749	6.4%	1,911	6.5%
Total	14,771	53.9%	16,166	55.2%
Multi-Family				
2-4 Units	1,857	6.8%	1,945	6.6%
5+ Units	8,564	31.2%	8,890	30.3%
Total	10,421	38.0%	10,835	37.0%
Mobile Homes	2,224	8.1%	2,294	7.8%
Total Housing Units	27,416	100.0%	29,295	100.0%
Total Occupied Units	25,369	92.5%	27,108	92.5%
Vacancy Rate		7.5%		7.5%

Source: State Department of Finance, Population and Housing Estimates, 1990 and 1998.

Note: Department of Finance also includes manufactured housing under the count of mobile homes.

**City of Vista and Surrounding Areas
Housing Type 1998**

Cities	Multi-family (MF) Units	Single-family (SF) Units	Mobile Homes	% MF of Total Units
Vista	10,835	16,166	2,294	37.0%
Carlsbad	9,515	20,005	1,357	30.8%
Encinitas	5,530	16,551	722	24.3%
Escondido	17,024	23,657	3,896	38.2%
Oceanside	17,794	36,209	3,208	31.1%
San Marcos	4,602	9,289	3,532	26.4%
San Diego County	371,803	596,148	46,908	36.6%

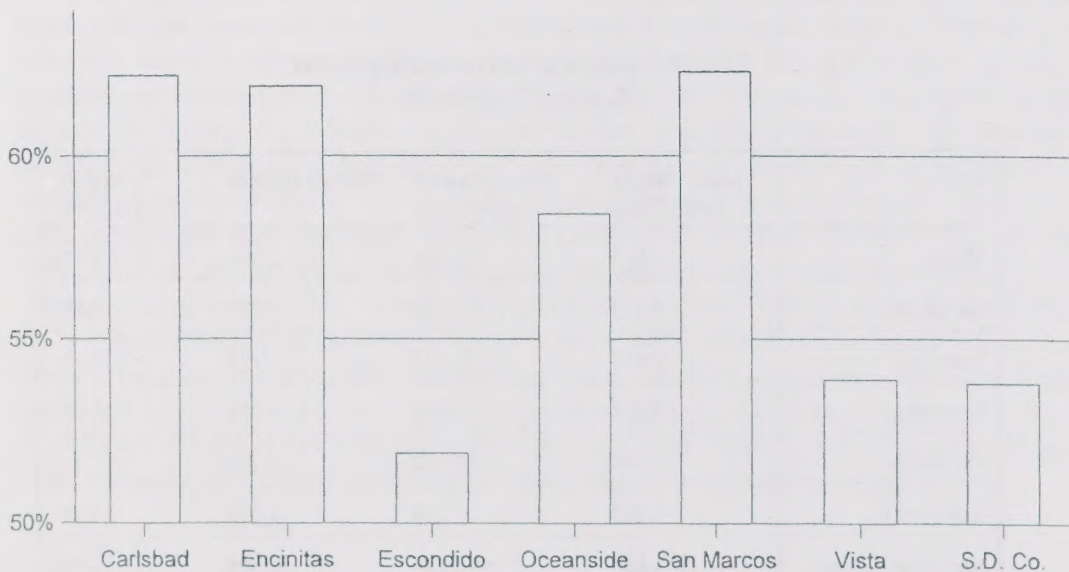
Source: Department of Finance, 1998

Tenure

The tenure distribution of a community's housing stock (owner versus renter) influences several aspects of the local housing market. Residential stability is influenced by tenure, with ownership housing evidencing lower turnover rates compared to rental housing. Housing overpayment, while faced by many households regardless of tenure, is far more prevalent among renters. Tenure preferences are primarily related to household income, composition, and age of the householder.

Based on census statistics, the rate of homeownership in Vista declined slightly from 59% in 1980 to 53.9% in 1990. This homeownership rate is consistent with the County-wide average, and compares to 51.9% for neighboring Escondido, 62.2% for Carlsbad, 61.9% for Encinitas, 58.4% for Oceanside, and 62.3% for San Marcos. Given that over-three quarters of all housing developed in the City during the 1990s consisted of single-family homes, the City's current rate of homeownership has likely increased since 1990.

**City of Vista and Surrounding Areas
1990 Homeownership Rates**

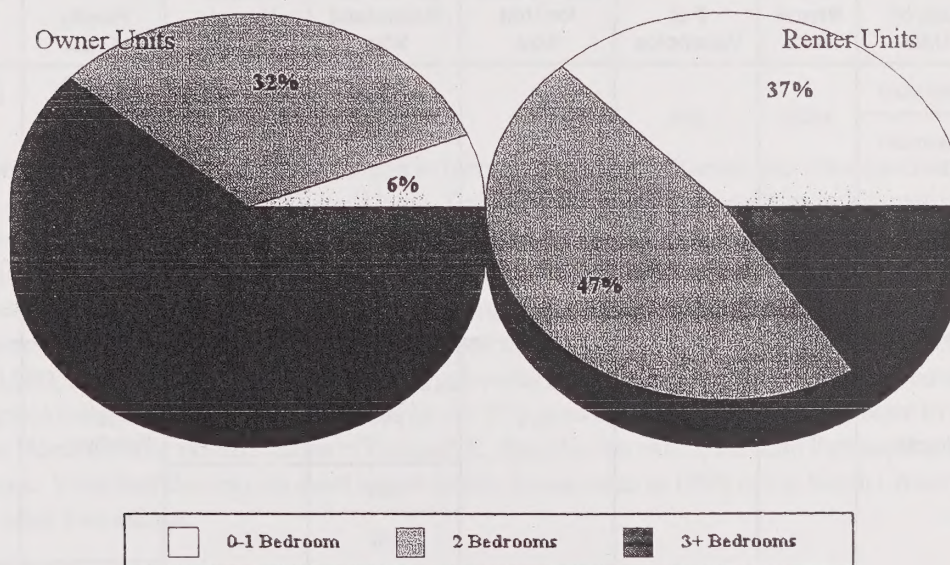


Source: 1990 Census

According to the 1990 Census, the City's 1990 housing inventory consisted of 5,642 units with zero or one bedroom, 10,879 units with two bedrooms; and 10,897 units with three or more bedrooms. However, large size units (with three or more bedrooms) were more prevalent among owner-occupied housing than rental housing. As an example, large units with three or more bedrooms constituted approximately 62 percent of the ownership units compared to only 16 percent of all rental units. The chart below illustrates the City's 1990 housing inventory by size and tenure.

Housing Inventory: 1990

by Unit Size and Tenure



Source: 1990 Census

Relationship Between Housing Unit Size and Household Need

How do the sizes of rental units in the City compare to the size of renter families? Table 3-25 compares the number of bedrooms in the City's rental housing stock to family size. Based on this comparison, the City's rental housing stock is relatively adequate and an appropriate size for the family size in 1990.

Table 3-25
Comparison of Rental Unit Stock with Household Makeup

Size of Unit	# of Rental Units	# of Vacancies	# of Renters Appropriate for Unit Size	# of Families per Rental Household Size	Size of Rental Households	Family Type	# of Households by Family Type
0 Bedroom	4699	354	4184	2523	1	elderly 1 & 2 persons HH's	948
1 Bedroom				3322	2		
2 Bedroom	6134	643	5694	2427	3	Small Families	5,567
				1,606	4		
3+ Bedroom	2067	201	1824	887	5	Large Families	1,769
				500	6		
				437	7+		
						Other (singles, couples, shared apartments, etc.)	2,953

Source: 1990 Census

However, when this analysis is broken down further for rental units with three, four and five bedrooms, there becomes an imbalance between the number of adequately sized units necessary to house the city's large families. As shown in Table 3-26, there are only 297 rental housing units with four bedrooms or more in the City, leaving a gap of 640 rental families with inadequately sized housing units and, therefore probably living in overcrowded units.

Table 3-26
Analysis of Large Family Overcrowding Problems

Rental Unit Type	Percent of Large Units	Number of Units	Families	Number of Persons in Household
3 bedroom	84%	1,569	887	5 persons
4 bedroom	15%	290	500	6 persons
5 bedroom +	1%	7	437	7+ persons
Totals		1,866	1,824	

Source: 1990 Census

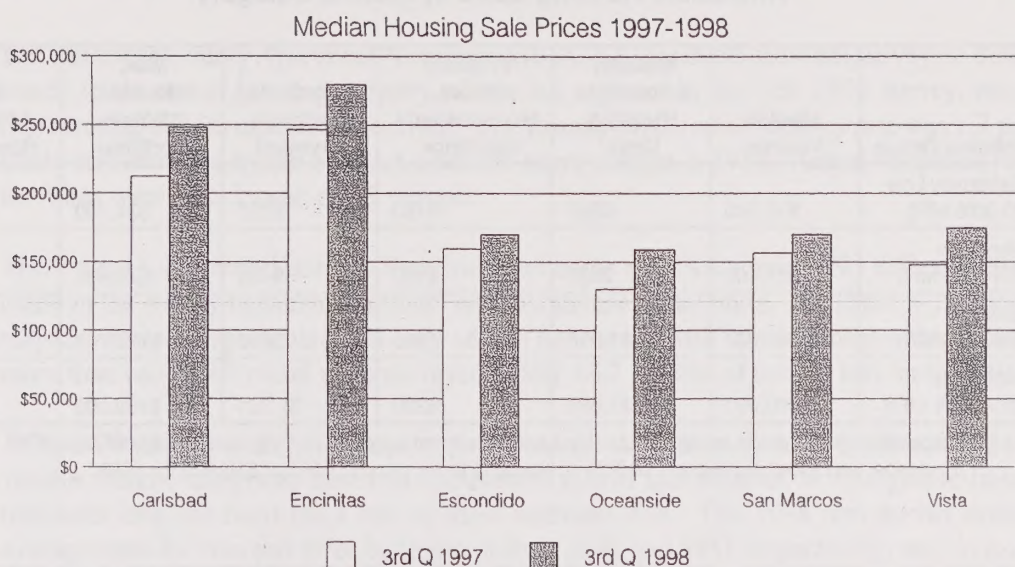
3.4.3 Housing Cost

Monthly sales statistics on both new and existing single-family homes and condominiums have been compiled from the *San Diego Union-Tribune*. Table 3-27 presents monthly median sales prices and volumes for 1997 and 1998, and includes year end totals for the 1995-1998 period. Median sales prices between January 1997 and December 1998 for single-family homes in Vista ranged from \$140,000 to \$194,000, evidencing a continued upward trend in both price and volumes over the past several years. Median condominium prices ranged from \$83,000 to \$140,000, and similarly have increased in price and numbers sold. Condominiums continue to comprise only 10 -13% of all units sold in the City, and by comparison were greater in number in the North County communities of Escondido, Rancho Bernardo, Rancho Peñasquito, and San Marcos. Vista had the second most single family home sales in 1998 in the North County inland area after Escondido.

Table 3-27
City of Vista
Housing Sales Monthly Median Price: January 1997 - December 1998

Month	Single Family Homes	Total Sold	Condominiums	Total Sold
Jan 97	\$145,000	80	\$92,000	8
1998	\$160,000	90	\$95,000	7
Feb 97	\$152,000	75	\$93,000	13
1998	\$167,000	80	\$129,000	10
Mar 97	\$140,000	79	\$140,000	11
1998	\$175,000	121	\$130,000	24
Apr 97	\$160,000	100	\$126,000	11
1998	\$177,000	117	\$132,000	24
May 97	\$163,000	100	\$98,000	19
1998	\$180,000	144	\$112,000	14
Jun 97	\$154,000	100	\$132,000	9
1998	\$185,000	129	\$107,000	24
Jul 97	\$167,000	82	\$83,000	19
1998	\$182,000	147	\$140,000	22
Aug 97	\$148,000	102	\$101,500	16
1998	\$185,000	135	\$95,000	19
Sep 97	\$163,000	105	\$115,000	18
1998	\$194,000	119	\$138,000	14
Oct 97	\$167,000	98	\$100,000	17
1998	\$178,500	99	\$130,000	16
Nov 97	\$165,000	94	\$98,500	9
1998	\$175,000	98	\$118,000	15
Dec 97	\$159,000	80	\$97,000	8
1998	\$176,500	91	\$107,000	18
Totals				
1995	\$177,750	1,370	\$123,500	207
1996	\$149,000	918	\$116,000	98
1997	\$152,000	1,020	\$93,000	139
1998	\$159,000	1,075	\$97,000	158

Source: San Diego Union-Tribune: 1995-1998



Source: California Association of Realtors, December 1998

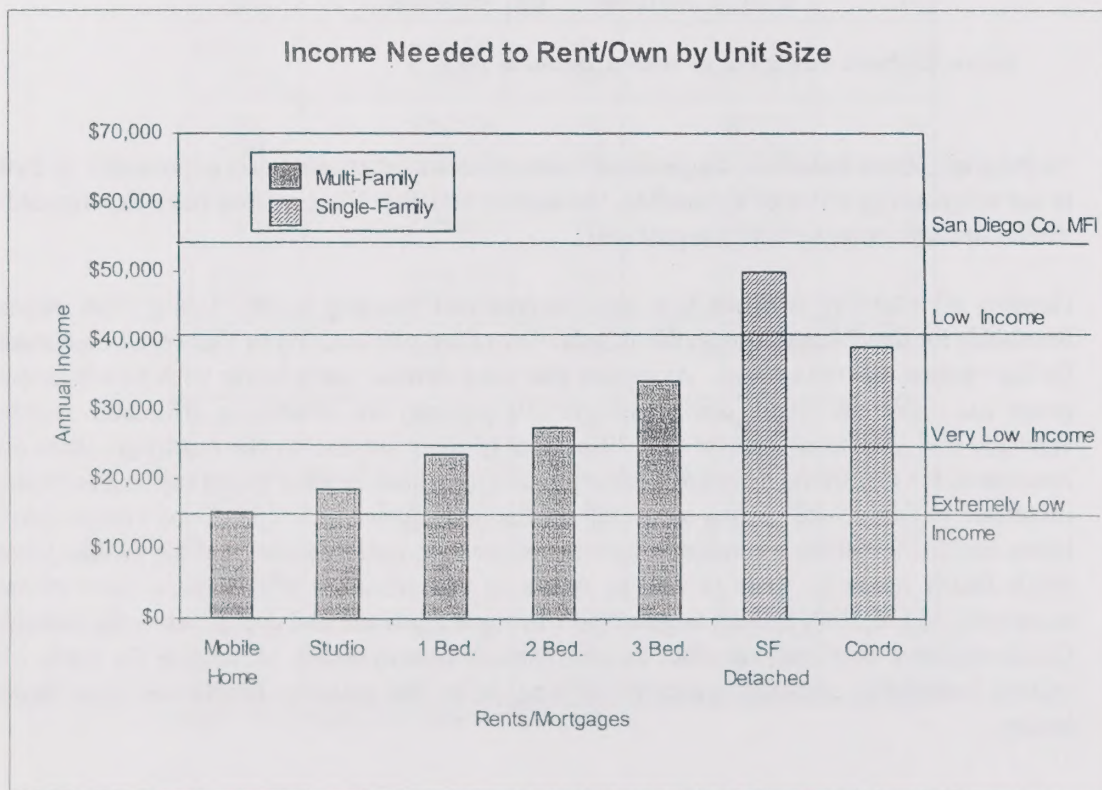
As the graph above indicates, single-family home prices in Vista are fairly comparable to those in the neighboring cities of Escondido, Oceanside, and San Marcos, and have experienced a similar upward increase over the past year.

Housing affordability is dependent upon income and housing costs. Using 1998 income thresholds for San Diego County, the affordability of for-sale housing in Vista can be estimated for the various income groups. Assuming that the potential home buyer within each income group has sufficient credit, down payment (10 percent) and maintains affordable housing expenses (i.e. spends no greater than 30 percent of their income on the mortgage, taxes and insurance), the maximum affordable home prices within each income group can be determined, illustrated in Table 3-28. Using an overall median home price of \$175,000 for a single family home, and \$130,000 for a condominium, the following graph indicates that the median priced single-family home in Vista is well in excess of that which is affordable to Low Income households (\$136,300), and are targeted more towards moderate and upper income households. Condominiums, however, do offer an affordable homeownership alternative for many low income households, although typically might not be as well suited to families as single family homes.

Table 3-28
Affordable Housing Costs by Income Category

Income Group	Median Income	Monthly Affordable Housing Cost	Property Taxes, Homeowner's Insurance	Affordable Mortgage Payment	Max. Affordable 30-Year Mortgage	Max. Affordable Home Price
Extremely Low (0-30% MFI)	\$15,240	\$381	\$150	\$231	\$34,700	\$38,600
Very Low (31-50% MFI)	\$25,400	\$635	\$150	\$485	\$72,900	\$81,000
Low (51-80% MFI)	\$40,640	\$1,016	\$200	\$816	\$122,700	\$136,300
Moderate (81-120% MFI)	\$60,960	\$1,524	\$200	\$1,324	\$199,000	\$221,100

Note: Calculation of affordable home sales price based on down payment of 10%, annual interest rate of 7%, 30-year mortgage, and monthly payment of 30% of Median Family Income (MFI) of \$50,800 for 1998.



* based on San Diego Area Median Income (AMI) of \$50,800 in 1998.

Rental Housing Cost

The San Diego County Apartment Association (SDCAA) conducts seasonal surveys to determine trends in the rental housing industry within the region. In the Fall 1998 survey, responses representing 45,000 units were received. The County-wide rental vacancy rate was 1.7 percent, the lowest recorded by the SDCAA since the survey began in 1958. Rental vacancies reported for Vista were even lower, at 0.9 percent.

There were 1,281 rental units in Vista included in the SDCAA survey. No differentiation was made in the survey between apartment and townhouse rental units. As Table 3-29 shows, the majority of units represented had one and two bedrooms, with two-bedroom units constituting more than half of all rental units surveyed. Only 16.2 percent of rentals had three bedrooms.

Table 3-28 (third column) on the prior page presents the maximum affordable housing cost for various income categories based on a household size of four persons. A four person household translates into the need for a two or three bedroom unit. The 1998 rent survey documents average rents for two and three bedroom units at \$685 and \$851 respectively, well in excess of that affordable to extremely low income (\$381) and very low income (\$635) households. Low income households on the other hand can more readily afford adequately sized rental housing in the City, with a household of four able to afford up to \$1,016 in monthly housing costs.

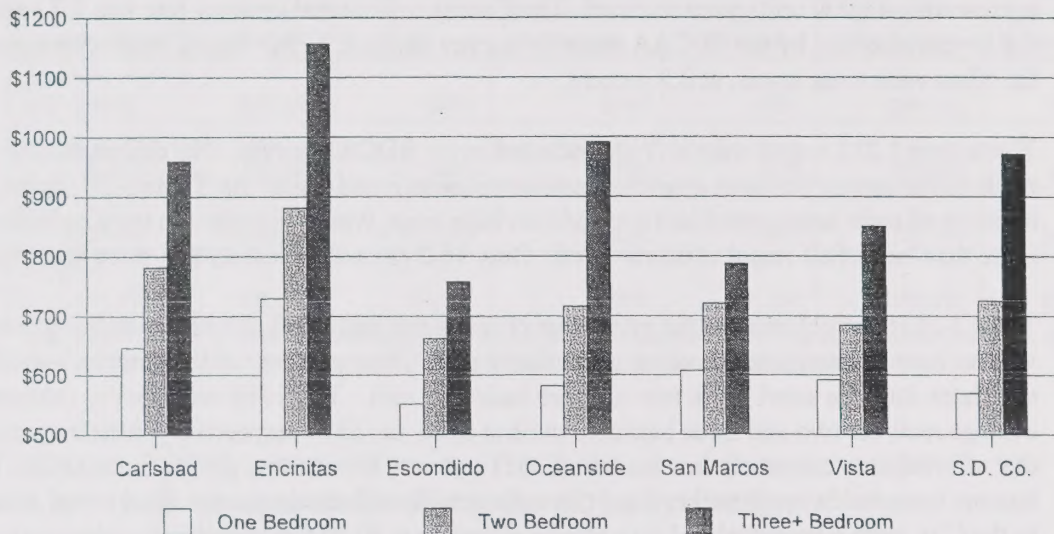
Table 3-29
Rental Rates in Vista: 1998

Unit Size	Complexes included in the SDCAA survey				
	Number of Units	% of Total	Monthly Average Rent 1997	Monthly Average Rent Fall 1998	% change from 1997 to Fall 1998
Studio	52	4.1%	\$404	\$463	14.60%
One Bedroom	326	25.4%	\$570	\$592	3.86%
Two Bedroom	696	54.3%	\$646	\$685	6.04%
Three+ Bedroom	207	16.2%	\$817	\$851	4.16%
Total	1,281	100.0%			

Sources: Fall 1998 San Diego County Apartment Association Survey.

As the following graph illustrates, rental housing prices are higher in Vista than in Escondido, but lower than in Carlsbad, Encinitas, Oceanside and San Marcos.

City of Vista and Surrounding Areas Rental Rates in Vista: 1998



Source: Fall 1998 San Diego County Apartment Association Survey

Rental Housing Need: In summary, several indicators support the need for additional rental housing in Vista. Due to only limited growth in the City's multi-family housing stock during the 1990s (multi-family units comprised only one in five new housing units constructed), Vista is now faced with an extremely tight rental market. With rental vacancies at less than 1%, rental rates are continuing to increase in the City. And growth in local employment is placing added pressure on the need for additional rental housing. Finally, the availability of rental units with three or more bedrooms to accommodate large families continues to represent a significant need in Vista, and contributes to overcrowding in smaller units.

3.4.4 Housing Condition

Table 3-30 presents the age of the City's housing stock. The accepted standard for major housing rehabilitation needs is after 30 years. At the end of 1999, approximately 27 percent of the City's housing stock will be over 30 years old, in comparison to the region-wide average where 40 percent of the housing is reaching 30 years in age. Nonetheless, with over one-quarter of the City's housing reaching the age where major improvement needs begin to occur, continued maintenance and rehabilitation becomes important to prevent widespread deterioration.

Table 3-30
City of Vista
Age of Housing Stock: 1998

Year Built	Number of Units	Percent of Total
1939 or earlier	396	1.4%
1940-1949	731	2.7%
1950-1959	2,849	10.4%
1960-1969	3,362	12.3%
1970-1979	6,973	25.4%
1980- 1984	3,346	12.2%
1952-1988	7,721	28.2%
1989-March 1990	2,040	7.4%
1990-1997 estimates	1,766	6.4%
Total	27,418	100.0%

* Estimate based on total housing units as January 1998 minus 1990 Census total housing units

Sources: SANDAG November 1998

The Vista Townsite Area located in the central part of the City (Census Tract 195) contains some of the oldest housing in the City, with 44 percent of the housing stock in excess of 30 years in age. A windshield survey of housing conditions conducted in 1996 in the Townsite Area indicated a high degree of housing deterioration prevalent throughout the area. With nearly one-third of all household overcrowding in Vista concentrated in the Townsite Area, such significant unit overcrowding has contributed substantially to wear and tear on the housing stock. In addition, a large percentage of the rental housing is operated by absentee owners, contributing to the lack of housing maintenance. In 1996, the City facilitated the establishment of the Vista Townsite Area Partnership to coordinate a comprehensive neighborhood revitalization strategy for the area, including housing rehabilitation programs and homeownership assistance programs aimed at regaining neighborhood pride in the area.

The City's 1991 Housing Assistance Plan (CHAP), estimated substandard housing units at 2,042 (1,067 owners and 975 renters) or 8 percent of the total housing stock at that time. Of these, 1,840 housing units were classified as suitable for rehabilitation and 202 units needed replacement. Applying these same percentages to the City's 1998 housing stock, a total of 2,193 units may currently be substandard, with 1,974 suitable for rehabilitation and 219 requiring replacement.

In 1992, Vista instituted a Residential Housing Rehabilitation program to address this need, which was initially implemented by the San Diego Housing Authority. In 1997, the City's Community Development Commission took over the rehabilitation program to provide loans and grants to residents for home improvements. The City also administers a separate mobilehome rehabilitation program. Multi-family rehabilitation is supported primarily through Redevelopment Agency support on a project-by-project basis for acquisition and rehabilitation

of deteriorated apartment complexes. These programs are described more fully in Section 4.4, *Housing and Community Development Objectives and Activities*.

3.4.5 Lead-Based Paint Hazards

Health Hazard of Lead

Lead poisoning is the number one environmental hazard to children in America today. Lead's health effects are devastating and irreversible. Lead poisoning causes IQ reductions; reading and learning disabilities; decreased attention span; and hyperactivity and aggressive behavior.

The Center for Disease Control has determined that a child with a blood lead level of 15 to 19 µg/dL is at high risk for lead poisoning and a child with a blood lead level above 19 µg/dL requires full medical evaluation and public health follow-up.

Incidence of Lead Hazards

Table 3-31 contains a list of the local, state, and federal agencies concerned with the childhood lead-poisoning problem and their services/resources (i.e. education, prevention, detection, treatment and abatement).

The overall lead poison program is administered through the County of San Diego, Department of Health Services (DHS) - Child and Adolescent Health Program. Changes in the screening process and medical management have resulted in the formation of the Childhood Lead-Poisoning Prevention Program (CLPPP) within the County DHS. The CLPPP Lead Coordinator will initiate the medical and environmental response once children with elevated blood lead levels are reported. A primary source of screening information and detection is conducted by the local Child Health and Disability Prevention Program (CHDP). Once an elevated blood lead (PbB) is reported, the Lead Coordinator oversees the medical/nursing case management by a Public Health Nurse (PHN) and the residential inspection and abatement carried out by an Environmental Health Specialist (EHS). Based upon information provided by DHS, Division of AIDS and Community Epidemiology, twenty cases of childhood lead-poisoning have been documented in Vista between 1992 and 1998. While this number of lead-poisoning cases does not seem high, representatives from DHS indicated since only a small portion of the children in the City have been tested for lead-poisoning and therefore, the number of actual poisoning cases may be severely under represented.

Table 3-31
Childhood Lead Poisoning Agencies and Resources

Agency/Program/Position	Services/Resources
San Diego County Health Department	
1. Child Health & Disability Prevention Program	Blood Lead Testing Program
2. Childhood Lead-Poisoning Prevention Program (operated throughout State)	County to follow up to State Program
Lead Coordinator	PbB Report Intake/Referral and Response Condition
Public Health Nurse	Lead Poisoning Education Lead Poisoning Follow-up Childhood Lead Case Mgt Medical Treatment
Environmental Health Specialist	Environmental Case Mgt LBP Inspection/Abatement
California Department of Health Services	
1. Child Health and Disability Prevention Program Director	Local CHDP Coordination Policy Development
2. Childhood Lead Poisoning Prevention Branch Information Coordinator	Identify lead poisoning through County programs Reports status LBP Cases on a Countywide basis
National Center for Lead-Safe Housing	
Director	Information clearinghouse Technical Assistance LBP inspection research

Estimating Number of Housing Units with LBP

The age of the housing stock is the key variable for estimating the number of housing units with lead-based paint. Starting in 1978, the use of all lead-based paint on residential property was prohibited. It is estimated that 75 percent of all residential structures built prior to 1978 contain lead-based paint and that older structures have the highest percentage of LBP. Local data has confirmed the national survey results that the percentage of units containing lead increases with the age of the structure.

In assessing the potential LBP hazard of these older structures, several factors must be considered. First, not all units with lead-based paint have lead-based paint hazards. Only testing for lead in dust, soil, deteriorated paint, chewable paint surfaces, friction paint surfaces, or impact paint surfaces provides information about hazards. Properties more at risk than others include:

- Deteriorated units, particularly those with leaky roofs and plumbing; and

- Rehabilitated units where there was not a thorough cleanup with high-phosphate wash after the improvements were completed.

Table 3-32 estimates the number of housing units with LBP in Vista that may be occupied by the Low/Mod Income households. However, the DHS representative emphasized that lead-poisoning can come from a variety of sources, including toys, furnishing, and fixtures.

Table 3-32
Number of Housing Units with LBP Occupied by
Lower Income Households

Year Units Built	No. of Units Occupied by Lower Income Households		Percent Units with LBP ^a	Estimated No. of Units with LBP & Occupied by Lower Income Households	
	Extremely Low & Very Low (0-50% MFI)	Low (51-80% MFI)		Extremely Low & Very Low (0-50% MFI)	Low (51-80% MFI)
1960-1979	1,626	3,806	62% $\pm$ 10%	1,008	2,360
1940-1959	88	147	80% $\pm$ 10%	70	56
Before 1940	76	91	90% $\pm$ 10%	68	82
Total Units	1,790	4,044		1,146	2,498

Sources: CHAS Data Book, Table 9; Table 3-3, page 3-9, *Comprehensive and Workable Plan for the Abatement of Lead-Based Paint in Privately Owned Structures*.

Note: Housing varies greatly in amount of LBP. These percentages include all housing with some LBP somewhere, no matter how little.

3.5 Barriers to Affordable Housing

Constraints to the provision of adequate and affordable housing are posed by market, governmental, and infrastructure and environmental factors. These constraints may result in housing that is not affordable to low and moderate income households, or may render residential construction economically infeasible for developers. Constraints to housing production significantly impact households with low and moderate incomes and special needs.

3.5.1 Market Constraints

Economic Factors

The effects of market forces on the construction industry may act as a barrier to affordable housing. The forces of supply and demand can affect the timing and level of housing construction. For instance, since 1990 a number of factors combined to dampen the real estate market and slow housing construction in Southern California despite the fact that interest rates were at particularly low levels. Yet, by the mid-1990s the housing market began to turn around. This cyclical nature of the real estate market has a significant impact on the supply and demand for housing, which in turn affects the timing and cost of construction.

Construction Cost

A major cost associated with building a new house is the cost of building materials, which can comprise up to 50 percent of the sales price of a home. Construction costs for wood frame, single-family construction of average to good quality range from \$50 to \$70 per square foot, while custom homes and units with extra amenities run somewhat higher. Costs for wood frame, multi-family construction average about \$50 per square foot, exclusive of parking. Construction costs are fairly consistent throughout San Diego County and therefore do not constitute a constraint to housing production unique to Vista. The City's ability to mitigate high construction costs is limited without direct subsidy.

Land Cost

High land costs represent the overriding factor affecting the feasibility of residential development in the City. According to a major local developer, residential land costs in Vista average \$70,000 to \$75,000 for a 6,000 to 7,000 square foot single-family parcel, and approximately \$10,000 to \$12,000 per multi-family unit. In addition, as the City becomes more built-out and future development becomes reliant upon the acquisition of underutilized parcels and demolition of existing uses, the cost of a finished residential site will further increase.

Availability of Mortgage and Rehabilitation Financing

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. In 1996, a total of 2,620 households applied for mortgage loans to purchase homes in Vista.¹ This includes conventional loans, as well as FHA-insured, VA guaranteed, and FmHA-insured loans. As Table 3-33 shows 71 percent of mortgage applications were originated (approved by lenders and accepted by applicants) and 13 percent were denied, with the remaining 16 percent of the applications withdrawn, closed for incompleteness, or not accepted by the applicants.

In 1996, the top mortgage lenders in Vista were: Norwest Mortgage (117 applications); American Savings Bank (93 applications); Home Savings of America (79 applications); Guild Mortgage Company (76 applications); Accubank Mortgage Corporation (74 applications); Bank of America (71 applications).

Table 3-33
Disposition of Loan Applications

Applicant Income	Home Purchase Loans			
	Total Appl'ns	% Originated	% Denied	% Other
Lower Income (0-80% MFI)	620	65%	16%	19%
Moderate Income (81-120% MFI)	770	73%	12%	15%
Upper Income > 120% MFI)	1,162	70%	11%	19%
Total	2,552	71%	13%	16%

Source: Home Mortgage Disclosure Act (HMDA) data for 1996. Tabulated with the Centrax software.

National studies of mortgage loan denial rates consistently have found higher denial rates for low income, and non-White borrowers. The City's 1999 Analysis of Impediments to Fair Housing Choice evaluates mortgage loan denial rates for White, Hispanic and Black applicants. In summary, Hispanics are 47% more likely to be denied a loan in Vista than White, non-Hispanic individuals, while Blacks are 49% more likely to be denied.

There are a number of factors that affect the disparities in loan denial rates. Borrower income is an important explanatory variable for denial rates. However, even after equalizing income levels, it has been demonstrated that African-American and Hispanic borrowers have higher denial rates than whites. These groups may have lesser ability to make large downpayments.

¹ HMDA information for Vista includes split census tracts which fall partially outside the City limits.

And City data indicates that Blacks and Hispanics were denied loans for credit reasons with a much higher frequency than White borrowers.

According to information provided by the City-County Reinvestment Task Force, there has been an improvement in San Diego County in loan denial rates for minorities in the last few years. The reasons for this drop in denial rates can be linked to the rapid growth of FHA and VA lending programs, which have overall lower denial rates for all borrowers.

3.5.2 Governmental Constraints

Actions by the City can have an impact on the price and availability of housing in the City. Land use controls, site improvement requirements, building codes, fees, and other local programs to improve the overall quality of housing may serve as a constraint to housing development. The following public policies can affect overall housing availability, adequacy, and affordability.

Land Use Controls

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. In general, the City's zoning regulations are designed to balance the goal of providing affordable housing opportunities for all income groups with the goals of protecting health and safety of residents and preserving the character of existing neighborhoods.

Overview of General Plan and Zoning Categories and Densities: Vista's land use controls are designed to maintain the predominantly rural residential nature of the community. The Vista General Plan Land Use Element designates 17,776 acres (80.8 percent) of the City's total land inventory for residential uses. Approximately two-thirds of this acreage is dedicated to single-family residential. Higher density residential uses are located in and around the inner core or downtown area, with lower density residential uses located further out. Residential densities in Vista cover a wide spectrum, including the following General Plan land use categories:

1. Open Space Residential (1 unit/5 acres with 25% slope or more);
2. Rural Residential (1 unit/acre to 1 unit/4 acres depending on slope);
3. Low Density (2 units/acre);
4. Medium-Low Density (4 to 5 units/acre);
5. Medium Density (10 units/acre);
6. Medium-High Density (15 units/acre);
7. High Density (21 units/acre)

There is not a one-to-one correspondence between General Plan categories and residential zones. There are five residential zones: A-1, E-1, R-1, R-1-B, and RM.

Residential Development Standards

Vista's residential development standards are summarized in Table 3-34. The City's minimum lot area and setback requirements are fairly standard among jurisdictions. The zoning ordinance

limits all residential building heights to two stories, which could potentially constrain the development of affordable housing. However, with the development of three or more stories, underground parking is typically required which adds substantially to project development costs and which may not be supported by higher rent and sales prices in the local residential market.

The City's parking requirements differ for apartment and condominium projects. Requirements for apartments are: studios and 1 bedroom units - 1 covered space (carport or garage), plus one open space, plus .33 guest parking space; 2+ bedroom units - 1 covered space, plus one open space, plus 0.5 for each additional bedroom in excess of 2, plus 0.5 open guest parking space. Condominium units require 2 covered spaces (carport or garage), plus 2 guest parking spaces.

The City has worked to encourage variety by developing more flexible residential development standards. The City has adopted a Planned Residential Development PRD ordinance to permit greater flexibility in design of residential neighborhoods than is feasible under standard zoning regulations. The PRD ordinance allows for an overall averaging of densities on a given site consistent with the General Plan density of the property. There is no minimum area, width, or depth required for a lot. In addition, the City has adopted several specific plans which provide additional flexibility in development.

The City has a local inclusionary zoning ordinance that requires six percent of new multi-family residential units, apartments or condominiums be reserved for lower income households at 80% MFI. This inclusionary zoning requirement is triggered with the submission of a site development plan or Tentative Subdivision Map for any property within an RM zoning designation. The City may, at its option, require land dedication or assess an in-lieu fee as an alternative to requiring the provision of on-site affordable units. While the City has collected in-lieu fees under this program and expended them on development of affordable housing, no lower income inclusionary units have to date been produced within market rate projects. Because residential apartment construction has slowed, and large projects that would trigger large fees or produce housing will not be developed due to a lack of land, this funding source is not anticipated to provide significant revenues in the future. The City has previously discussed options to increase the inclusionary requirement to 15 percent, and to expand the ordinance's application to include single-family projects. The Housing Element will explore potential revisions to the inclusionary housing ordinance to enhance the program's effectiveness, while ensuring ordinance provisions do not unduly constrain housing production.

**Table 3-34
Residential Development Standards**

Zoning	Min. Lot Area	Setback			Max. Height	Max. Designation	Open Space	Parking Req.	Max. Lot Cover.
		Front	Side	Rear					
E-1	.5 acre	50 ft. from street centerline	10 ft.	20 ft.	35 ft.	2 du/acre	N/A	2 garaged + 2 guest	N/A
A-1	1 acre	60 ft. from street centerline	15 ft.	25 ft.	35 ft.	1 du/acre	N/A	2 garaged + 2 guest	N/A
R-1	10,000 sf	50 ft. from street centerline	10 ft.	10 ft.	35 ft.	4.4 du/acre	N/A	2 garaged + 2 guest	60%
R-1-B	6,000 sf	50 ft. From street centerline	5 ft.	10 ft.	35 ft.	7.3 du/acre	N/A	2 garaged + 2 guest	60%
RM (<=15)	6,000 sf	20 ft.	5 ft.	10 ft.	35 ft.	15 du/acre	125 sf/bd	1 bd.=1 covered + 1 open+.3 guest 2 bd.=1 covered + 1 open+.0.5 ea. add. bd.+0.5 guest	N/A
RM (>15)	9,000 sf	20 ft	5 ft.	10 ft.	35 ft.	21 du/acre	125 sf/bd	condo.=2 garaged + 2 guest	N/A

Notes:

- (1) In the R-1, R-1-B zones, any incremental increase above the minimum lot area is specified by numerals following the zoning designation of R-1, R-1-B. Maximum designation is R-1 (20)
- (2) In the RM Zone, maximum density is specified through a "density designator" expressed as a whole number. For example, RM (15) zoning on a parcel indicates that density is not to exceed 15 dwelling units per acre.

Source: City of Vista, Zoning Ordinance, September 1997.

Provisions for a Variety of Housing Types

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of types of housing for all income levels, including multi-family rental housing, factory-built housing, mobilehomes, emergency shelters, and transitional housing. While this section on Land Use Controls along with the chapter on the City's Residential Site Inventory addresses provisions for multi-family housing, the following paragraphs will more specifically describe the City's provisions for factory-built housing, mobilehomes, second units, emergency shelters, and transitional housing.

Factory-Built Housing: Pursuant to State law, the City explicitly permits manufactured housing placed on a permanent foundation in all its residential zones. Such housing is subject to the same development standards and design review as stick-built housing as set forth by the zoning district regulations. Vista has two manufactured housing subdivisions, totaling 392 units. In

addition, in 1998 and 1999 several manufactured homes were located in other residential areas within the City.

Mobilehomes: The City has established a mobilehome park zone as a means of establishing, maintaining and protecting mobilehome rental parks in its jurisdiction. The zoning designation provides added protection for tenants from unmitigated displacement due to change in use, including approval of a phase-out plan as a condition of rezoning an existing mobilehome park. The phase-out plan specifies the timing and manner in which existing mobilehome units are to be removed/relocated, and sets forth mitigation to assist lower income tenants to be displaced as a result of park closure. Vista has twenty mobilehome parks and over 1,800 mobilehome units protected through these provisions.

Second Units: The City has adopted provisions for second residential units within its Zoning Ordinance. Second units are permitted in most residential zones (R-M, R-1, E-1, A-1, O-R), may be detached or attached, and may be rented. Parking requirements are not overly burdensome at one paved space per unit. However, the City does require a Special Use Permit for second units, requiring a public hearing before the Planning Commission and a Special Use Permit fee, currently set at \$3,152.

Transitional Housing and Emergency Shelters: Vista has seven transitional housing facilities in its jurisdiction. The City's Zoning Ordinance permits transitional housing for battered/abused women and children in all residential zones subject to a Minor Use Permit. The transitional facility is limited to six or fewer adults, with unlimited dependent children. The facility must be operated or authorized by a governmental agency.

Residential care facilities with more than six persons are permitted in all residential zones subject to a Special Use Permit. Section 18.58.100 of the Zoning Code identifies specific provisions to encourage and facilitate the development of residential care facilities in Vista, including development standards and locational criteria.

The City's zoning code does not currently define or specifically allow for emergency shelters. "Rescue missions" are permitted by special use permit in the City's commercial and manufacturing zone districts. The Winter Shelter operated by Alpha Project in a city-owned building during 1998/99 was permitted through emergency action by the City Council.

Development and Planning Fees

The City charges various fees and assessments to cover the cost of processing permits and providing certain services and utilities. Table 3-35 summarizes the City's planning fee requirements for residential development. These fees are not considered excessive compared to surrounding communities. In addition to City fees charged at the time building permits are issued, developers are required to pay school impact fees.

**Table 3-35
Planning Fee Schedule**

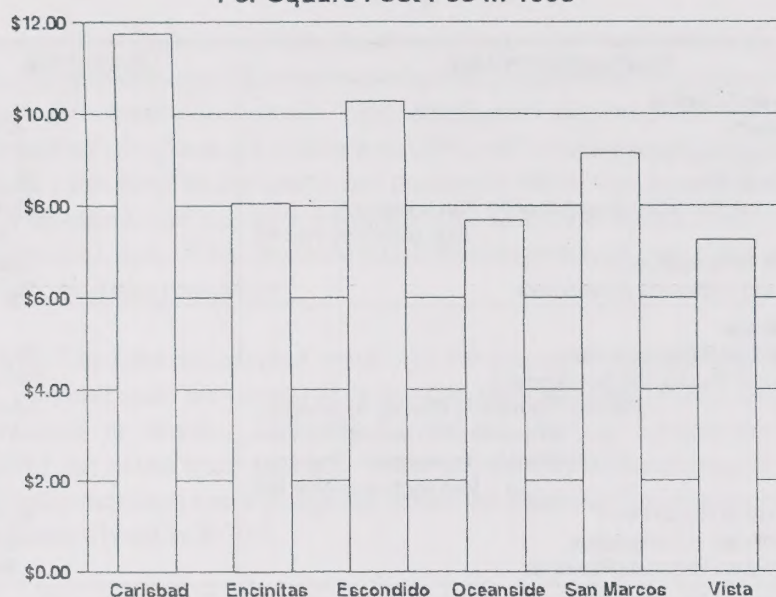
Development Process	Related Fee
Planning and Zoning	
Variance	\$333.00
Special Use Permit	\$3,152.00
Specific Plan	\$3,190.00
General Plan Amendment/Specific Plan (minimum)	\$3,806.00
Plus each acre over 40	\$11.00
Zone Reclassification	\$2,651.00
Zoning Ordinance Amendment	\$3,751.00
Subdivisions	
Tentative Subdivision Map	\$3,713.00
Planned Residential Development	\$2,426.00
(Planned Community Overlay Application,	\$3,647.00
Amendment to Master Plan Area	+ \$770.00
Amendment to Development Programs)	+ \$770.00
Plus each acre over 400	+ \$2.00
Tentative Parcel Map	\$1,018.00
Certificate of Compliance	\$204.00
Extension Requests/Revisions	\$644.00
Miscellaneous Charges for Current Services	
Initial Study, Environmental Review	\$1,504.00
Environmental Impact Review	\$1,100.00
Plus 20% EIR consultant contract cost ¹	20%
Multi-Family Site Development Plan	\$3,735.00
Plot Plan Review	\$644.00
Residential Site Development Plan	\$56.00
Appeals	\$490.00

Source: Vista, Department of Community Development, July 1997.

¹ In addition to development fee for EIR, applicant is responsible for full cost of EIR preparation

SANDAG's 1998 *Regional Housing Needs Statement* compares the per square foot development fees for a prototypical single-family residential project charged by jurisdictions in the County. In Vista, development fees include planning and building fees, aerial equipment fees, drainage fees, park fees, public facilities fees, sewer fees, traffic thoroughfare fees, and traffic signalization fees. As illustrated by the comparative chart which follows, Vista's residential development fees equate to approximately \$7.25 per square foot, and are among the lowest in the North County region.

Residential Development Fees Per Prototype Development Per Square Foot Fee in 1998



Source: Regional Housing Needs Statement, SANDAG, November 1998.

Through the policies and programs of the Housing Element, the City proposes to monitor all regulations, ordinances, departmental processing procedures, and residential fees to assess their impact on housing costs, and may offer reduced development fees for the provision of affordable and senior citizen housing.

Building Codes and Enforcement

The City adopted and enforces the Uniform Building Code which ensures that all housing units are built to specified standards. The code is substantially determined by the International Conference of Building Officials and the State of California. The City adopted the code with few administrative amendments. These standards do not significantly increase construction costs.

Processing and Permit Procedures

Vista's processing procedures for new housing developments and the modification of existing residential projects include the following frequently used permits and actions: tentative maps, administrative permits and appeals, site plan reviews, variances and planned developments.

The City complies with requirements under the State's Streamlining Review Act, and makes all attempts to expedite permit processing. The City has streamlined its permit process and attempts to complete the permitting process for residential projects within 180 days. This provides a

mechanism for cutting development costs. The City will devote extra staff time to priority projects as a means of further reducing costs for projects that provide housing for low income projects as a means of mitigating this governmental constraint. Additionally, the City has made an attempt to be more accessible to business needs by working to make existing framework and regulations less bureaucratic. The amount of time involved in processing the application however depends on the applicant's compliance with the City's ordinances and the completeness of the application.

The City does not have a separate design review board for residential development. Design review is accomplished simultaneously with the development plan review, thus avoiding multiple layers of local review procedures and/or standards. This saves time for residential projects by combining the review into one development application considered by the decision-making body.

Growth Ordinance

The Growth Ordinance was adopted by the Vista City Council in February 1987, and approved by the voters in April 1987. The Ordinance limits the number of dwelling units that may be approved through the planning process to 500 per year. Single family homes on existing lots, remodels, conversions to condominiums, applications filed prior to January 26, 1987, and development in eleven Specific Plan areas are exempt from the limitations of the Ordinance. New Specific Plans and Development Agreements that provide sufficient public services and facilities that meet the criteria of the Ordinance are also exempt from the limitations. The Ordinance prohibits amendments to the Land Use Element of the General Plan from increasing the number of residential units and population above the limits established in the Element when the Ordinance was adopted, without first gaining voter approval. The purpose of the Growth Ordinance is to assure the adequate and timely provision of necessary public facilities and related services. To accomplish that goal in the long run, the Ordinance required the adoption of a Community Facilities Element of the General Plan and a Design Review Manual within nine months of approval of the Ordinance. The Ordinance is set to expire on December 31, 1999.

State Tax Policies and Regulations

Proposition 13: Proposition 13, a voter initiative which limits increases in property taxes except when there is a transfer of ownership, may have increased the cost of housing. The initiative forced local governments to pass on more of the costs of housing development to new home owners. The law also increased the initial cost of purchasing a home as future tax savings are added to the purchase price.

Article 34: Article 34 of the state constitution requires that low-rent housing projects developed, constructed, or acquired in any manner by a public agency must first be approved by a majority of the voters. Requiring such approval can act as a barrier to the development of affordable housing due to the uncertainty and delay caused by the process. In compliance with this article, the voters of the City of Vista approved Proposition W in 1980, authorizing up to 95 low rent

housing units per year on scattered sites. To this date, the City has not had any projects which required invocation of Article 34.

Federal and State Environmental Protection Regulations: Federal and state regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs, resulting from fees charged by local government and private consultants needed to complete the environmental analysis, and from delays caused by the mandated public review periods, are also added to the cost of housing and passed on to the consumer. However, the presence of these regulations help preserve the environment and ensure environmental quality for Vista residents.

3.6 Housing Opportunities

3.6.1 Availability of Sites for Housing

This section of the Housing Element evaluates the potential additional residential development which could occur in Vista under current zoning. City staff conducted a parcel-by-parcel analysis to develop an up-to-date inventory of potential residential sites.

Vacant and Underutilized Sites

Table 3-36 quantifies the residential growth potential in Vista on vacant and underutilized sites. As indicated in this table, a total of 4,208 additional residential units can be developed on sites currently designated for residential use. Less than 40 percent of the City's remaining growth will occur on vacant land, with over 60 percent reliant on development of underutilized sites currently developed at densities lower than that permitted under zoning. Underutilized sites are typically developed with only one single-family unit.

Table 3-36
Residential Sites Inventory

Zone District	Max. Density	DU Potential		Total
		Vacant	Underutilized	
OSR	0.4 du/acre	1	5	6
A-1	1 du/acre	15	149	164
E-1	2 du/acre	401	474	875
R-1	4.4 du/acre	576	745	1,321
R-1-B	7.3 du/acre	199	183	382
RM-5 (Specific Plan)	5 du/acre	50	3	53
RM-10	10 du/acre	44	21	65
RM-15	15 du/acre	213	674	887
RM-21	21 du/acre	101	241	342
RM-30	30 du/acre	2	10	12
TSSP (Specific Plan)	10-21 du/acre	15	86	101
Total		1,617	2,591	4,208

Source: City of Vista, 1999

Note: With the exception of the Townsite Specific Plan, residential development potential within the City's Specific Plans has been incorporated within the corresponding zone districts.

The City's site inventory exceeds the City's regional share (2,744 units) identified by SANDAG for the 1999-2004 period. In terms of multi-family units to address the City's low and very low

income housing needs (1,043 units), the City has capacity for 1,342 additional units in its RM-15, RM-21, RM-30 zones, and in multi-family zones within the Townsite Specific Plan.

Target Housing Site - Hacienda Drive

In addition to opportunities on sites currently zoned residential, the City is in the process of selecting a developer to plan and develop a 48 acre City owned property (the "Hacienda site") proposed to be rezoned for residential use. The City is seeking development of a mixed income residential project with a mix of density, potentially with a small commercial component. A planning study commissioned by the City identifies the following range of residential opportunities for the site's three parcels:

Parcel E: 22 acres	<u>Options</u> Medium Density (10du/ac) = 220 units Medium-High Density (15 du/ac) = 330 units High Density (21 du/ac) = 462 units
Parcel B: 6 acres (net)	<u>Options</u> Medium High Density (15du/ac) = 90 units High Density (21 du/ac) = 126 units
Parcel B+: 14.6 acres	<u>Options</u> Medium- Low Density (4 du/ac) = 58 units Medium-Low Density (7 du/ac) = 102 units

The entire site is undeveloped, and all but 14.8 acres is within the Vista Redevelopment Project Area and Gateway Specific Plan boundary. The City anticipates amending the Specific Plan to update the zoning and incorporate all the parcels in the subject property concurrent with discretionary permit processing of the selected project.

3.6.2 Availability of Public Services and Facilities

As part of determining the adequacy of sites for housing, the Housing Element must consider the availability of public services and facilities to serve future housing development. Vista is an urbanized community, with public facilities in place to serve development throughout the City's residential zones. Sites designated for residential development are already served by sewer lines, water lines, streets, storm drains, gas and electrical lines, with existing systems periodically upgraded as needed. In conjunction with capital improvement projects, existing City ordinances, and project-specific conditions of approval, existing infrastructure is sufficient to accommodate development on all sites identified in the inventory.

In terms of the readiness of the Gateway property for development, in 1992 the Gateway property owners formed a Community Facilities District to acquire and construct public improvements to serve the area. The improvements included realigning and channeling Buena Vista Creek,

constructing Hacienda Drive, establishing wetland mitigation areas, and constructing drainage and traffic signal improvements to support development. The CFD improvements are now complete, except for the Busch Drive Bridge, and the benefitting properties pay for the improvements through a special tax levied with their property taxes. (The City acquired parcels E and B+ as a result of delinquent special taxes).

3.6.3 Opportunities for Energy Conservation

The Building Division of the Community Development Department is the Vista city agency responsible for enforcing state and federal laws regarding energy conservation. Title 24, Building Energy Standards for Residential Development, establishes energy budgets or maximum energy use levels. The maximum energy use levels are established for three types of residential buildings and sixteen climate zones. The standards of Title 24 supercede local regulations. State requirements mandate Title 24 requirements through implementation by local jurisdictions. Builders have the option of meeting the Title 24 requirements through two different approaches: the performance and prescriptive.

Performance Approach: The performance approach provides the builder with the greatest flexibility in that the builder determines which mix of design and equipment technologies will be used in meeting the specified energy budget. The builder however, must be able to demonstrate, through the application of State approved calculation methods, that the approved building will consume no more energy that the energy budget allows.

Prescriptive Approach: The prescriptive approach will probably be the most common, because it does not require computerized calculations. The prescriptive approach involves the use of one of five packages of energy-efficient measures that meet the energy budget.

3.7 Fair Housing

In compliance with HUD Regulations, the City of Vista conducted an Analysis of Impediments (AI) to Fair Housing in 1996, and updated this analysis in 1998. In addition, Vista is participating in a region-wide AI currently under preparation. The results of this analysis are as follows:

- The City has minority concentrations in six census tracts, but no tract is exclusively one race or ethnicity. Three other census tracts are predominantly white non-Hispanic.
- An audit of twenty rental sites showed a low incidence of different treatment based on race. Four out of the twenty sites had findings of disparate treatment.
- There is a high degree of correlation between high levels of unemployment, low/mod income census tracts, and areas of minority concentration.
- With the exception of census tract 193, lower housing values are found in tracts with a minority concentration.
- Public transportation provides access to most locations within the City and does not impede housing choice.
- Hispanics are denied residential mortgage loans 47 percent more than white non-Hispanics. The denial rates for three census tracts with minority concentrations were even higher.
- The high percentage of Hispanic population in low/mod income census tracts and block groups demonstrates possible impediments to choice based on income.

Previously, the City's Fair Housing Program was provided by Heartland Human Relations which provides fair housing services to many cities in North San Diego County. Since 1996, the City has administered its own Fair Housing Program in order to focus on the City's needs and to implement a more comprehensive program. The City's Fair Housing Program encompasses the following activities designed to address the potential impediments identified above:

- Realtor training through the North San Diego County Association of Realtors new member orientation seminars.
- Counseling and assistance with fair housing complaint processing.
- Community outreach through presentations to social service agencies and community service groups. Conduct education program and poster contest in elementary schools.
- Monitoring newspaper classified advertisements monthly
- Monitoring subgrantees for Section 504 compliance.
- Providing landlord training when directed by HUD or Department of Fair Employment and Housing (DFEH) as part of a conciliation agreement. Training is offered when an initial violation is discovered. If training is refused or violations continue, the City files a complaint with DFEH.
- Working with the Vista Home Ownership Program to affirmatively market housing and provide fair housing information as part of housing counseling.
- City staff serving on the Fair Housing Resource Board and City-County Reinvestment Task Force.

- Providing information to all appropriate employees about fair housing to facilitate complaint processing by the City and develop awareness of fair housing as it relates to zoning, planning, and community and economic development.

In addition, specific actions to address potential fair housing impediments are incorporated in Section 4, *Five-Year Strategy* of this Housing Element/Community Revitalization Plan document.

3.8 Redevelopment Housing Obligations

3.8.1 Legislative Framework

State Redevelopment Law provides the mechanism whereby cities and counties within the state can, through adoption of an ordinance, establish a redevelopment agency. The agency's primary purpose is to provide the legal and financial mechanism necessary to address blighting conditions in the community through the formation of redevelopment project areas. Of the various provisions under State law for financing redevelopment implementation, the most useful is tax increment financing. This technique allows the assessed property valuation within the Redevelopment Project Area to be frozen at its current assessed level when a redevelopment plan is adopted. As the property in the project area is improved or resold, the tax increment revenue generated from valuation increases above the frozen value is redistributed to the redevelopment agency to finance redevelopment project costs.

State Redevelopment Law also requires the redevelopment agency to address housing issues for low and moderate income residents in the following ways:

- At least 20 percent of tax increment revenue must be expended to increase, improve and preserve the supply of low and moderate income housing in the community;
- A fixed percentage of all housing constructed or substantially rehabilitated in a redevelopment project area be affordable to low and moderate income households (inclusionary housing obligation); and
- Redevelopment agencies must replace low and moderate income housing which is removed as a result of a redevelopment project (replacement housing obligation).

3.8.2 Vista Redevelopment Plan

In July of 1987, the Vista City Council approved the creation of the Vista Redevelopment Agency, and adoption of the Redevelopment Plan. The Project Area encompasses 1,323 parcels and 2,106 acres, which represents approximately 19 percent of the total acreage in the City. A mixture of urban uses have been developed in the Project Area, including commercial, industrial, office, residential and institutional uses.

Pursuant to AB 1290, Vista has adopted a *Redevelopment Implementation Plan (1995-1999)* for the Project Area, and prepared a review and update of the Plan in 1997. The Agency will be required to adopt a new Implementation Plan for the 2000-2005 period by December 1, 1999. In order to better link the housing component of the Implementation Plan with this Housing Element/Community Revitalization Plan, the Agency's housing obligations have been updated as part of this document, and are summarized below. In addition, this Housing Element/Community Revitalization Plan sets forth the Agency's five year expenditure of redevelopment set-aside funds, which will be directly integrated into the Implementation Plan.

3.8.3 Redevelopment Housing Set-Aside Fund

Pursuant to State law, the Vista Redevelopment Agency has established a Redevelopment Housing Set-Aside Fund using 20 percent of the tax increment revenue. The Agency contributes approximately \$1,300,000 annually to the Housing Set-Aside Fund, and has a fund balance of \$1,828,000 million at the start of FY 1999/2000. During the five year period of this Plan, a total of \$6.6 million in set-aside funds are anticipated. However, nearly half of this amount (\$3.2 million) is obligated for debt service repayment on the Hidden Valley and Sycamore Creek projects.

The Vista Redevelopment Agency anticipates undertaking the following programs and projects using set-aside funds during the five year housing element cycle:

- Housing Rehabilitation Programs
- Homeownership Programs
- New Construction - Sycamore Creek Mobilehome Park
 Hacienda Gateway

These programs and associated assistance levels are quantified in further detail in Section 4.4 of the Strategic Plan.

3.8.4 Inclusionary Housing Obligations

As previously stated, a certain number of units constructed in the Project Area must be affordable to low- and moderate-income families. Specifically, 15 percent of the total number of units developed within the Project Area by public or private entities are required to be affordable to low- and moderate-income households (i.e., those whose income is 120 percent or less of the Median Family Income, and 40 percent of these units must be affordable to very low-income households (i.e., those whose income is 50 percent or less of the Median Family Income. For residential development directly developed by the Commission, both within and outside the Project Area, 30 percent of the units must be affordable to low- and moderate-income households, with one-half of these required to be affordable to very low-income households.

As part of this Implementation Plan, the Commission has adopted a definition of "Agency-developed" as housing constructed by the Commission subject to a public works contract. In an agency-developed project, the agency serves more as a co-owner/ partner than a lender for the project.

According to the Vista 1997 Implementation Plan Update, a total of 75 units have been developed by private entities within the Project Area since Plan adoption. In addition, 45 units are currently under construction (Creeside Project). Thus, a total of 120 units have been constructed in the Project Area since Plan adoption. None of these units were or are being developed as affordable housing, or have the affordability covenants to meet the AB 1290

inclusionary housing requirements. Therefore, the inclusionary housing obligation arising from these 120 units is 18 units affordable to low- and moderate-income households, and seven of these units must be affordable to very low-income households, as indicated in Table 3-37.

Pursuant to AB 1290, redevelopment agencies may now fulfill inclusionary housing obligations outside a redevelopment project area on a two-for-one basis. Therefore, for Vista to fulfill its inclusionary housing obligation outside the Project Area, a total of 36 units (18 X 2) affordable to low- and moderate-income households would need to be provided, and 14 of these units would have to be affordable to very low-income households. Through the Commission-assisted Cedar Road and Nettleton housing projects (located outside the Project Area), a total of 68 units of very low-income housing have been provided. The units in these projects are deed restricted beyond the life of the Redevelopment Plan, meet all AB 1290 affordability requirements, and can therefore be used to fulfill the Commission's inclusionary housing requirements. Allocation of 36 units at the Cedar/Nettleton Road housing project towards fulfillment of the Commission's inclusionary housing obligation leaves a balance of 32 very low-income, large family units which can be used to meet the Commission's replacement housing requirements, which are described in the following section.

In terms of future residential development, the Hacienda Project represents one of the only significant residential development opportunities remaining in the Project Area. Because the commission's goal for this project is to develop a mixed income residential community, and the Commission is prepared to offer financial assistance as necessary to reserve a portion of the units as affordable, the Agency has the ability to require that the inclusionary obligations generated by this project be addressed on-site as a condition of project approval.

The other area where residential development could take place in the future is through the redevelopment of Sycamore Creek Mobilehome Park. Again, the Commission would assist in development of this site, ensuring that all inclusionary housing obligations are met.

Table 3-37
Vista Community Development Commission
Inclusionary Housing Obligation

	Total	Inclusionary Required (15 % of Total)	Low-Mod 60% Required	Actual	Surplus/ (Deficit)	Very Low 40% Required	Actual	Surplus/ (Deficit)
New Construction to date	120	18	11	0	(11)	7	0	(7)
Estimated 1-5 Year Future Construction (Stevens, Sycamore, Hacienda)	396	60	36	0	(36)	24	0	(24)
TOTAL	516	78	47	0	(47)	31	0	(31)

3.8.5 Replacement Housing Obligations

When residential units housing low-and moderate-income households are removed as part of a redevelopment project, those units must be replaced within four years. The replacement-housing obligation is triggered only where units are removed by a redevelopment project, which is subject to a written agreement with the Commission, or where the Commission has provided financial assistance. Destroyed units that are vacant, but would reasonably be expected to be occupied by low- and moderate-income households if occupied, must also be replaced. City staff have identified the units shown on Table 3-38 as units which have either been removed or are planned to be removed from the Project Area as the result of Commission activity. Because all of these units were removed after September 1989, 75 percent of the replacement units must be affordable to households of the same income level as those that were displaced.

According to City staff, the only additional housing which could be removed from the Project Area would be the result of redevelopment of the Sycamore Creek Mobilehome Park, where the mobile homes could be replaced with apartments for seniors. Plans for redevelopment of this site are in the preliminary discussion stage. If all 117 mobilehome units in the park were removed, the Commission could design the senior housing project as replacement housing for the mobilehome units, ensuring that the required bedroom mix and income levels of the units removed are provided for in the new project.

As described in the Inclusionary Housing section above, the 68 unit, very low-income Cedar Road and Nettleton housing projects, the 49-unit low-income Vista Hidden Valley housing project, and the 32-unit low-income Vista Manor housing project can be used to meet the Commission's current replacement housing obligations. Of the 68 units in the Cedar Road and Nettleton projects, 36 units will be counted as addressing the Commission's inclusionary housing requirement, leaving a balance of 32 units from these two projects to meet future replacement housing requirement units. In addition, the Vista Hidden Valley housing project contains 49 units for low-income households, and these units may also be used to meet future replacement housing requirements. All 32 of the Vista Manor units can be used to meet future replacement requirements.

Summary of Inclusionary and Replacement Housing Requirements

To summarize, Table 3-39 presents the Commission's inclusionary and replacement housing obligations and future running balance for the prior and existing Implementation Plan periods. The second portion of this table identifies fulfillment of the Commission's housing obligations by income category and specific development project.

Table 3-38
Vista Community Development Commission
Replacement Housing Requirements

	Income Levels of Units Removed					Size of Replacement Units (Bedrooms/ Bathrooms)							
	Total Number of Removed Units	Moderate 81%-120% of MFI	Low 51%-80% of MFI	Very Low 0%-50% of MFI	Number of Units Subject to 75% Requirement(1)	1/1	2/1	2/2	3/1	3/2	4/2	4/3	5/2
Existing Requirements through March 1999	22				16	1	11			2	1	1	1
Anticipated Requirements through 2005	119	12	23	84	89	39	70	8					
Total (2)	141	12	23	84	105								

Source: City of Vista, March 1999

(1) 75 percent of the units must be affordable to households with the same income as the original occupants.

(2) The existing and anticipated replacement housing obligations will be met with 81 units at the Cedar Road, Nettleton and Vista Hidden Valley projects, and with 123 units anticipated to be built at Sycamore.

Table 3-39
Summary of Redevelopment Housing Requirements/Results

Total Replacement & Inclusionary

	Total Units	Replacement Requirement & Results	Inclusionary Need 1:1 Requirement & Results	Inclusionary Need 2:1 Requirement & Results	Remaining for Future Running Balance
Requirments 1994-99		22	18	36	
Cedar	40	22		18	0
Nettleton	28			18	10
Hidden V.	49				59
Estrella	22				81
Vista Manor	32				113
Total	171				

Requirements 1999-04		119	59	119	
Sycamore	123	119	4		50
Hacienda	33		33		17
Stevens	3		3		14
Vista Manor	72				86
Total	231				

Summary of Inclusionary Requirements by Household Income

	Requirments Inclusionary		Requirements Inclusionary		Projects	Total Units	Low/Mod		Low/Mod Balance	Very Low Balance
	Low/Mod	Result	Very Low	Results			Low/Mod	Very Low		
1994-1999	11	11	7	7	Cedar	40		40		9
1999-2004	36	36	24	24	Nettleton	28		28		
Total		47		31	Hidden V.	49	49		2	
					Estrella	22		22		22
					Vista Manor	32	32		32	
						171	81	90	34	31
					Sycamore	123	99	24	99	24
					Hacienda	33	33		33	
					Stevens	3	3		3	
					Vista Manor	72	72		72	
						231	207	24	207	24

3.9 Community Development Needs

The following section of the needs assessment describes the City's CDBG eligible non-housing community development needs, including:

1. Public Housing Non-Housing Needs
2. Anti-Crime Programs
3. Economic Development
4. Infrastructure
5. Public Facilities
6. Public Services
7. Senior Programs
8. Youth Programs

The section discussion is divided into these eight community development categories. Discussion begins with a summary of community outreach that took place for the development of the Community Revitalization Plan. This summary is followed by empirical data on community development needs presented by specific topic areas within each community development category.

3.9.1 Vista Townsite Area

As part of the Community Revitalization Plan of 1995-2002, the City identified the Vista Townsite Area as a neighborhood with a high degree of social and physical problems. Because of the magnitude of need in the Townsite, the City focuses a large portion of its community development resources and activities in the Townsite Area. Much of the community development needs assessment discussion in this chapter has come out of the extensive efforts undertaken by the City to address the needs of Townsite Area residents.

The Vista Townsite area is a 216 acre residential neighborhood (1/3 square mile) in the center of the City, with some commercial areas. The Area had unemployment of over 12 percent as documented by the 1990 Census, or almost double the Countywide average, and one quarter of Townsite Area households had incomes below the poverty level. There were lower vacancy rates and greater overcrowding in Vista Townsite than elsewhere in the City. Of the approximately 3,600 housing units in the Townsite, the census documents only 31 percent as owner-occupied, compared to 54 percent Citywide. Approximately 40 percent of the housing stock is single-family, 50 percent multi-family, and 10 percent mobilehomes. The census documents median rents of \$555 and housing values of \$126,000 in the Townsite, roughly 13 and 7 percent respectively below Citywide averages.

The area is in need of infrastructure improvements. The sewer system is old. The area west of North Santa Fe Avenue includes some of the oldest sewer lines in the City. The system needs to be reviewed and monitored with improvements scheduled. There are areas that are in need of drainage improvements. Streets are in need of paving or re-paving. Other public

improvements, such as curbs and sidewalks, are needed to accommodate the heavy pedestrian traffic in the area. Many streets have no sidewalks at all.

Educational services in the area include the Vista Academy for Visual and Performing Arts (a district-wide "magnet" school), Lincoln Middle School, and Vista High School. The Vista Academy is a year-round school and the recreational facilities at the school are not available during school hours to children off-track.

In 1993, the City completed the Vista Townsite Specific Plan. A resident committee and many neighborhood workshops provided input to the Plan. In 1996, the City in conjunction with North County Lifeline and the Vista Community Clinic established the Vista Townsite Area Partnership (VTAP). The Partnership is composed of a coalition of service providers, the City recreation program providers, the Redevelopment/Housing Division, the Sheriff's Department including neighborhood policing, the school district, and residents of the area. The VTAP has established a mission to "improve the standard of living and the quality of life, including the overall well being, the feeling of safety and security, and the physical and mental health of the residents in the Vista Townsite Area." Home ownership and rehabilitation programs are targeted to the area to promote stable families and to strengthen the community.

The 1998-2001 Vista Townsite Area Neighborhood Revitalization Strategy approved by HUD in April 1998, was developed from consultations with City departments, social service providers, Vista civic organizations, and Townsite resident surveys. The Strategy identifies a multitude of strategies to combat the deterioration of the neighborhood, including capital improvement and economic development components, and expands the original Townsite boundaries to encompass adjacent areas suffering from similar problems.

3.9.2 Public Input on Community Development Needs and Priorities

In preparation for the Community Revitalization Plan 1995-2002, the City used different strategies to identify the community's needs and vision, which then fed into the update of the Plan as part of the 1999-2000 Housing Element/Community Revitalization Plan.

The Vista Chamber of Commerce sponsored a community conference to discuss transportation, education, community housing needs, cultural and recreational needs and opportunities. These priorities were then integrated into the Plan. Also, the City Council conducted workshops on the status of the homeless population and programs and met with the Vista Townsite Area Partnership. A City Council workshop was held on January 7, 1997, and public meetings were held on January 14 and February 25, 1997. The CDBG Advisory Committee and the Redevelopment Division staff held an afternoon tea as workshop for nonprofit service providers. A follow-up workshop was conducted in February, 1999 with both service providers and the affordable housing community to revisit needs and priorities.

The Vista Community Clinic conducted an extensive survey of 414 households in the Townsite area by oral interview. The survey was funded by a grant from the Maternal and Child Health Office and CDBG. The Survey covered various aspects of the neighborhood: crime, business,

housing, consumer needs, health needs, employment, transportation, and household demographics.

3.9.3 Public Housing Non-Housing Needs

The City of Vista has no public housing and therefore no non-housing needs for public housing.

3.9.4 Anti-Crime Programs

Crime is a concern throughout the City and crime awareness is considered a high-priority need, but this is especially important in low-income census tract areas. The City contracts with the Sheriff's Department for policing services. The Sheriff has a community policing program which involves a volunteer senior patrol with 26 volunteers and an additional eight volunteers in training. In addition, the City has instituted a civil abatement program to eliminate problems on public nuisance properties and a graffiti removal program. There is a Safe Streets program based on the Neighborhood Watch model, as well as the Crime Free MultiFamily Housing program as a way to train apartment managers and owners on rental property security issues.

The Sheriff's Department has three substations within the City: one in South Vista, one in the Vista Townsite, and a third in West Vista which opened in early 1999. The stations have a total staff of 12 deputies and two sergeants. These deputies work within their project areas and rather than patrol, work within a problem-oriented policing model. For example, there is a deputy which works exclusively on the issue of homelessness.

There is a focus on anti-crime programs in the Vista Townsite Area because it is a low-income area. The community perception is that this is high-crime neighborhood due to gangs, violence, prostitution, and substance abuse focused primarily in the Raintree Park area. Over 39 percent of the Vista Townsite survey respondents considered the area to have "lots of crime" and over 11 percent of those surveyed had been a crime victim.

At the request of the Vista Townsite Area Partnership, the Sheriff's Department is addressing the crime and loitering problem in the Raintree Park Area. Working in conjunction with the Vista Townsite Partnership, activities have included pruning trees and bushes, increased Sheriff patrols, and detailed examination of the site in order to determine additional crime prevention strategies. The Sheriff substation next to the Park is staffed from 2 to 10 p.m. The neighborhood policing team has focused on graffiti removal, abandoned houses, neighborhood watch, prostitution, drugs, and gangs.

According to the Vista Unified School District Gang Prevention Coordinator, there are 18 documented gangs in North San Diego County. One, the Vista Home Boys is centered in the Vista Townsite Area and accounts for almost 550 members.

SANDAG tracks crime statistics from incident reports, and crime rates are based on crimes per 1,000 population. In 1996, SANDAG reports that the violent crime rate in Vista was 5.6, while the property crime rate was 30.8. Vista rates were lower than the County's violent crime rate of

6.7 and property crime rate of 36.3. According to the Sheriff's crime statistics office, there was a 6.1 percent reduction in crime between 1995 and 1997 in Vista. There has been a corresponding reduction in police calls and crime cases during the same period.

3.9.5 Economic Development Activities

Needs Assessment

During the late 1980s and early 1990s, California suffered an economic recession. Natural disasters, defense budget cuts, military base closures, and loss of aerospace and other high-wage industries to other states such as Arizona and Nevada, all contributed to a stagnant economic climate and growing unemployment in California. Only in recent years has the State economy begun to recover.

Unemployment has been slightly higher in Vista than in San Diego County overall. According to the 1990 Census, the unemployment rate was 6.9 percent in Vista compared to 6.1 percent in San Diego County. And while unemployment has fallen dramatically in recent years, the City continues to experience a higher unemployment rate than the County. The State EDD measured the City's unemployment rate in November 1998 at 3.7 percent compared to the County's 3.2 percent. (Note that because the Census and the State EDD use different sampling methods to determine unemployment figures, a direct comparison between the 1990 Census and 1998 State EDD estimates may be misleading.)

According to the 1990 Census, 11.7 percent of the City's population had incomes which fell below the poverty level, compared to eleven percent countywide. Of the City's 2,626 female-headed households, 26 percent were living below the poverty level; 97.5 percent of these households had children under 18 years of age.

Job Training Services/Resources

Regional Occupational Program (ROP): The North County ROP is part of the County-wide ROP system that provides employment training to adults and high school students. The main location of the Vista ROP is at Vista Adult School, and there are a total of 25 training sites through North County. The agency estimates that it serves 9,000 individuals countywide of which 6,000 are adults and 3,000 are high school students. Vista Adult School had 2,850 enrollments in 1997 of which 52 percent were high school students and the rest were adults.

San Diego Workforce Partnership: The Job Training Partnership Act (JTPA) of 1982 set aside federal funds to train unemployed and underemployed Americans. The San Diego Workforce Partnership administers the JTPA program for the County and offers free job training and job placement programs through 50 organizations located throughout the County. These organizations include non-profit as well as private entities. The agency provides services to approximately 35,000 individuals countywide with an additional 6,000 youth through summer programs.

On July 1, 2000 JTPA legislation will be replaced by the Workforce Investment Act in order to consolidate the administration of job training and employment services. Future funding is required to be at least 90 percent of current levels although actual funding amounts are based on economic conditions in the area.

There are six San Diego Workforce Partnership service centers in the county. Vista is served by the Inland North County Career Center in Escondido. The Vista Employment and Training Center is in the process of becoming a Workforce Partnership "one stop" facility. Currently, JTPA funded adult-education oriented service providers located in the area and able to serve Vista residents are: Center for Employment Training, Eldorado Colleges, Maric College of Medical Careers, MiraCosta College, North County Interfaith Council, SER/Jobs for Progress, Vista Unified School District Adult School. JTPA-funded youth-oriented programs located in the area and serving Vista residents are: Eldorado Colleges, MiraCosta College, SER/Jobs for Progress, and Vista Unified School District.

The City provides funding support to several service providers to further enhance job training available to Vista residents:

Vista Employment and Training Center: The City has established an employment training center in the Vista Townsite that will be operated in collaboration with SER/Jobs for Progress, the North County Council on Aging, and Lifeline Community Services. Additionally, the Creative Learning Center will help to provide educational opportunities for residents of the area.

SER/Jobs for Progress: SER provides placement services to low income or underemployed Vista residents, including client screening, job search, skill training and job referrals.

North County Lifeline/Project Safe: As part of the Vista Employment and Training Center, Lifeline is providing job training on sewing, pattern design and embroidery. Lifeline's Project S.A. F.E. program is designed to facilitate workforce participation by persons with physical or mental disabilities. The program identifies and assesses barriers, provides training, job placement, and retention services for the disabled.

North County Council on Aging: NoCCoA provides employment training and job placement opportunities for seniors, disabled, low-income, and individuals receiving public assistance. Job training focuses on developing in-home domestic assistant and computer skills. Supportive services such as transportation and case management are also provided.

Youthbuild: Youthbuild combines job training and housing by training young people in the housing construction industry.

Economic Development/Job Creating Activities

The Vista Community Development Commission and Redevelopment Department have worked to establish industrial parks and commercial centers that are highly visible along Highway 78.

Additional activity that the Agency is moving into includes providing direct loans and financial assistance to local business. This strategy will be used particularly in the Townsite Area to encourage the establishment of micro-enterprises with a focus on North Santa Fe Avenue, and possibly the establishment of a business incubator. According to the Vista Economic Development Association an estimated 12,000 jobs have been provided by recent industrial park expansion.

Vista Community Development Commission

The CDC has participated in the development of numerous business parks and commercial centers along State Highway 78. The majority of this development has been retail and includes:

- North County Square
- Creekside Project (including the Costco Facility)
- Albertson's Center
- Food for Less Center
- North County Ford

Additional redevelopment projects have involved commercial rehabilitation efforts. The Commercial Property Improvement Program for small business and property owners in the downtown area provides facade improvement rebates of up to \$10,000 or low-interest loans. Between 1993 and 1997 \$200,000 was provided, with the total expected to reach \$250,000 over five years. An additional project was the acquisition and renovation of the Avo Theater, a former movie theater rehabilitated at a cost of \$1.1 million

Vista Village Downtown Redevelopment Project: Vista Village is the planned development of a major mixed use development on a 37 acre site including a multiplex theater and restaurants and incorporates a creekwalk that links the development to downtown. The site replaces aging developments south of Vista Way with a new entertainment/retail project.

Neighborhood Revitalization Strategy: This strategy is part of the overall plan to revitalize the Vista Townsite Area with the ultimate goal of developing 700 new jobs in the area through establishment of new businesses in the Vista Village project, rehabilitation of existing businesses, development of a food court in Townsite Park, a community garden, a community-based development organization, and educational classes.

Economic Development in the Townsite Area includes assisting development of new business on North Santa Fe Avenue through construction and renovation loans, expanding the Community Property Improvement Program to this area, and working with the Small Business Administration and other agencies to finance start-up businesses. Development of business on North Santa Fe Avenue would include free technical assistance from renovation experts and the Small Business Administration. Economic development in the Townsite also includes the Vista Employment and Training Center with programs provided by area non-profit, social service agencies.

3.9.6 Infrastructure Improvements

The City has access to several major funding sources which it has historically used to address infrastructure needs, including Community Development Commission (CDC) Bonds, Proposition A, transportation funds, and various fees and reimbursements. CDBG-eligible infrastructure improvements are limited to Low/Mod Census tracts, as delineated in Figure 3-3. Vista has historically used CDBG funds as a portion of the funds directed towards improving infrastructure in the Vista Townsite area, and will continue to consider these funds for future projects in this and other eligible areas. However, the City has typically relied on other resources of funds for infrastructure improvements.

The City's Public Works Department is responsible for the operation, maintenance, and upgrading of its local street, sewer, and drainage systems. General fund, sewer reserves, gas tax, and other funding sources have been used to finance the improvements to these systems. Future public improvements projects will be pursued according to the priorities established in the Capital Improvement Plan.

Street Improvements

Vista has a comprehensive Pavement Management system under which arterial and major streets are rated every two years and minor streets every four years in order to prioritize street improvement and maintenance. The Pavement Management budget is currently \$550,000 and the Asphalt Overlay program is allocated \$505,000 annually. The primary focus of street improvement activity has been in the Vista Townsite Area. Work in the area has included curb, gutter, sidewalk, and street improvements including placement of street lights, widening of streets, and median construction.

One street improvement project which has received significant CDBG funding of \$700,000 is the Olive Avenue Street Improvements to create bikeways and a safer environment for different modes of traffic including, motorists, bicyclists, and pedestrians.

SR 78 Corridor Reserve: Vista receives funds from the SR78 Corridor Reserve, a fund pool established for cities along the SR 78 corridor which matches 50 percent of local agencies' funding. Vista's projects included interchanges at Emerald Drive, Melrose/Vista Village Drive, Escondido Avenue and Sycamore Avenue. Street widening projects are planned at Melrose Drive, Sycamore Avenue, West Vista Way, and South Santa Fe Avenue.

Local Streets and Road Funds/Local Increment: This fund is based on population and maintained street mileage. This funding was used to improve: North Melrose Drive, North Santa Fe Avenue, Vista Village Drive, and Jefferson Street. Future Local Increment funds are earmarked for the City's pavement management fund since Local Gas Tax revenue is insufficient to meet needs.

Bikeway Fund: This fund is a countywide pool. Vista has received funds for street improvements on Olive Avenue and for a citywide bikeway master plan.

Flood Prevention/Drainage Improvements

The City maintains a Master Plan of Drainage which outlines planned flood prevention and drainage improvements. Most of the downtown area is located in a 100 year flood plain and subject to flooding. Localized areas that are susceptible to flooding are located along Creek areas. Approximately twenty areas or "hot spots" are checked by a rain patrol during heavy rains to watch for signs of flood and kept clear of debris. In addition, pipes, storm channels, and creeks are cleared annually in the Fall to help prevent incidences of flood.

In FY 1998/99, the largest drainage project is the Brengle Terrace Detention Basin in the northern area of Vista. The detention basin will reduce the problem of flooding particularly in downtown and is also a key element in a master erosion control plan.

Garbage/Trash Removal

The City contracts with EdCo which disposes of household trash and provides curbside recycling services. There is a permanent collection facility at the Vista Public Works Department facility for toxic waste such as used oil, batteries, and paint.

Sewer System Improvements

The City of Vista provides sewer service to a portion of the City and the Buena Sanitation District serves the balance of the City and nearby areas. The City serves as the Board of Directors for the Buena Sanitation District and the City's Engineering Department provides staff services. Currently, the City is replacing old terra cotta lines with new lines in the downtown area, a \$2.2 million project that is expected to take two years to complete. Sewer projects are being funded through the Sewer Enterprise Fund.

Water System Improvements

The water system is managed by the Vista Irrigation District.

3.9.7 Public Facilities

In community meetings, the need for community service centers was identified. Social service providers supported a one-stop community service center that would provide services by all nonprofit organizations.

Parks and Recreation Facilities

Vista has a total of 191 acres of developed parks including regional, neighborhood, community, mini-park, parkette, and 461 undeveloped acres. The following presents the City's park inventory:

Community Parks: Brengle Terrace Park
Buena Vista Park
Guajome Park (site currently undeveloped)

Neighborhood Parks: Civic Center Park
Thibodo Park
Breeze Hill Park
Bub Williamson Park
Wildwood Park
Shadowridge Park
Tres Amigos Park (potential site)
South Buena Vista Park
Townsite Park
Recreation Park

Mini-Parks: Raintree Park
Cedar Lane Park

Parkettes: Cleo Morgan Park
Liberty Park
Rotary Lane Park
Soroptomist Park

Vista has special resource areas which contribute to recreational opportunities in the City including: Three Little League complexes; the Avo Playhouse (a renovated downtown theater); the Moonlight Amphitheater, and other community service buildings; Wave Waterpark; Rancho Buena Vista Adobe; and additional areas along canyons and trail heads. Other non-City owned community facilities include Optimist Park and the Buena Vista Church recreational facility.

Many of the facilities mentioned above are heavily utilized and serve both a City-wide and regional population. Many of the programs offered, such as the Broadway musical series offered at the Moonlight Amphitheater, are unique to the region, and provide high quality entertainment at affordable prices.

The City also has access to 87 acres of school play fields during non-school hours. Due to overcrowding in the school system however, this open space is diminishing as portable classrooms are located on campus open space. To meet the community need for parks despite the shortage of funding, the City could consider issuance of a park bond to fund the highest-priority projects. These projects are currently: the Moonlight Ampitheater Stage House, development of Guajome Park, and the Brengle Terrace Botanical Garden.

Brengle Terrace Park has a city operated Senior Center and Community Recreation Center. There is also a Senior Center on Jefferson Street, which will be vacated in 2001 for usage as a Community Service Center to serve the Townsite Area. The Brengle Senior Center will be expanded to provide for those senior activities currently being held at the Jefferson Center. Other community recreation centers are located at Wildwood Park, Thibodo Park and Recreation

Park. Recreation Park, including the Community Center will be vacated in December of 1999. The City has long term plans to develop community centers at Guajome Park and Buena Vista Park, as well as smaller neighborhood centers throughout the city.

The City also built a neighborhood center in the Townsite area that is currently being used exclusively as a Head Start Center. Besides the Community Service Center that will be provided for the Townsite area, other facilities identified as needed include soccer fields, a gymnasium and a skate park. The City presently has only two soccer fields, which are heavily used. There is a need for a least ten soccer fields. There is only one municipal gymnasium, with a need for one additional gymnasium.

Centers for the Disabled

Region wide, facilities for the mentally disabled include hospitals, medical centers, outpatient clinics, mental health centers, counseling and treatment centers, socialization centers, residential facilities for children, crisis centers, and adolescent and adult day treatment offices. Major regional service centers for the disabled include:

- San Diego County Department of Mental Health Services
- San Diego Regional Center for the Developmentally Disabled
- United Cerebral Palsy Association of San Diego County
- Access Center of San Diego
- Challenge Center
- KPBS Reading Service
- San Diego Center for the Blind and Visually Impaired

Services provided by these agencies are discussed in Section 3.9.7, Public Services.

Health Facilities

The health focus in the Vista Townsite Area is maternal and child health, and the additional need for bilingual Spanish-English services. Services that have been increased in the Townsite area include violence and substance abuse programs and health education. The Vista Townsite Survey identified 38 percent of Townsite Area residents as having insurance coverage, whereas a 1991 survey documented only 26 percent with insurance. When asked what would keep persons from participating in free health programs, 78 percent still said fees would be prohibitive, 63 percent mentioned time of day, 36 percent transportation, and 30 percent childcare.

Vista Community Clinic provides medical services to low income individuals and families, many of whom are working poor without health insurance coverage or who are under insured. In 1996, the Community Clinic estimates serving 35,000 residents who received care in 105,000 visits. An additional 30,000 residents received health education. The recent expansion of the Community Clinic has allowed the facility to serve a total of 60,000 additional patient visits annually.

The services provided by the Clinic address the community-identified high priority needs of health services, youth and senior services. The Clinic's services include adult and childhood immunization, T.B. screening and testing, pregnancy testing, drug prevention, health education, case management of the homeless and residents with HIV/AIDS, as well as the medical care, housing assistance, and social services geared to migrant farm workers and their families. According to the Clinic's Director, there is a significant shortage of funding for primary health care services throughout San Diego County.

County Medical Services provides services to recipients of CalWorks, SSI, or who otherwise qualify for services through the County system. The major changes to the health care provision is the Welfare to Work program which requires participants to find work. Many families are losing income and other benefits because they do not follow the plan or requirements of the current program. Particularly in San Diego County, there are also many undocumented individuals who are unwilling to apply for benefits or go to a clinic for fear of being reported to Immigration and Naturalization Services (INS). The result will be large numbers of individuals and families with children with no insurance or health care. Southern California additionally, has a higher percentage of uninsured families than other areas.

Other Facilities - Accessibility

Persons who are physically disabled, including blindness, and persons who suffer from brain impairments due to diseases or resulting from birth defects, often face accessibility issues.

The Americans with Disabilities Act (ADA), which went into effect July 1991, provides comprehensive civil rights protection to persons with disabilities in the areas of public accommodation, employment, state and local government services, and telecommunications. The design, implementation, and maintenance of all park facilities must comply with ADA; persons of all abilities must have the opportunity to participate in recreation activities. In 1995, Vista began funding and implementing a \$99,000 program to upgrade City buildings and facilities to meet ADA standards.

CDBG funds have been used to rehabilitate the Boys and Girls Club to meet ADA requirements.

3.9.8 Public Services

Discussion of the following community services are provided in other portions of this section:

- Anti-Crime Activity (3.9.3)
- Youth Services (3.9.9)
- Employment Training (3.9.4, Economic Development)
- Senior Citizen Services (3.9.8, Senior Programs)
- Child Care Services (3.9.9, Youth Programs).

Handicapped Services

Severely Mentally Ill: Services are available region-wide through the County Department of Mental Health Services (SDMHS) and its contracting agencies. These agencies provide services for the persistently and chronically mentally ill. Services are divided into 24-hour crisis services, crisis walk-in services, child and adolescent screening, and non-24 hour services (front line crisis services and senior outreach). The County is served by two publically supported psychiatric hospitals and 17 non-County hospitals with psychiatric services.

San Diego County Department of Health Services which includes the Mental Health Services Division has undergone a reorganization that has resulted in regionalization of services by which services for residents in an area to be served locally. Long-term care is handled countywide. In-patient, long-term acute, and out-patient services are handled regionally. Since this system was implemented recently, it is difficult to determine what effect this will have on services.

There are also non-profit service providers such as Scripps Hospital, which serves the entire San Diego region. Scripps works with low-income individuals through its partial hospitalization/out-patient and senior behavioral health services. This provider has a specialty in dual diagnosis care.

Outside of the SDMHS system, Community Care Facilities (board and care) provide approximately 1,300 beds throughout the County. These facilities are licensed through the San Diego Community Care Licensing agency. Because of the rigorous requirements for these facilities, some become Independent Living Facilities which require no licensing and are completely independent. However, this number is not substantial. There are no future changes that are likely to affect this kind of service provision.

Developmentally Disabled: The San Diego Regional Center for the Developmentally Disabled: The Center is a state-funded, non-profit agency serving individuals with mental retardation, cerebral palsy, epilepsy, and autism. The agency functions primarily as a diagnostic and testing center to determine eligibility for state-funded services. Additional services include genetic counseling to persons who have or may be at risk of having a child with a developmental disability. The Center is responsible for planning and developing services for persons with developmental disabilities to ensure that a full continuum of services is available. Direct services are provided by various agencies located in San Diego and Imperial Counties with

which the Regional Center contracts. The agency estimates that it serves 12,000 individuals annually.

Physically Disabled: One of the largest service providers is the Access Center of San Diego, a private non-profit organization whose mission is to empower people to live their lives independently. The organization offers a full range of services. The Center provides direct or referral services to all disabled individuals. In addition, it houses two profit-making enterprises, an ADA Consultancy to help businesses with ADA compliance, and the Spoke Shop which offers medical supplies and repair of durable medical equipment. The organization is focusing more on employment and transition, as well as political advocacy on the national and state levels. As part of this effort, the Center educates the public through workshops which is made possible through CDBG funds. In 1997, there were workshops in Chula Vista, La Mesa, and Escondido. The Access Center serves 2,000 individuals annually.

Substance Abuse Services

The following agencies provide substance abuse services:

- Alcoholics Anonymous
- Professional Community Services
- San Diego Health Alliance

In addition, several transitional housing facilities in Vista provide substance abuse treatment and counseling to residents in need. These facilities include Casa Base, Casa Rafael, Choices in Recovery, and St. Clare's Vista Home.

Transportation Services

Public transit is provided by North County Transit. Currently, there are eight routes that serve Vista that stop at the Downtown Transit Center. In addition, there is a FAST system which provides door to door, transit on demand service in the Shadowridge area, and ADA Paratransit services throughout the North County.

In Vista, community input gained in developing the Community Revitalization Plan continues to indicate a need for public transportation particularly for youth, seniors, and individuals with special needs. There is a sense that existing community resources would be better utilized if the local transportation system were improved. In particular, seniors need transportation that provides door to door service, and in response to this need the Vista Senior Center now provides door to door transportation for frail elderly. There are however no transit services geared specifically to non-frail seniors, although they are able to use the FAST system along with regular transit service. Persons with disabilities have special transportation needs also, including buses and bus shelters designed to accommodate wheelchairs.

The Vista Townsite area has a population that is much more dependent on public transportation, with up to 32 percent of residents reportedly relying on public transportation. Three bus routes

serve the Vista Townsite Area. Recent development in industrial areas have been concentrated in the southern portion of the City away from the primary locations of multi-family housing in central and northern Vista. There is a need either for increased transportation service between these areas and/or development of more affordable housing near the employment centers to provide better access for lower income residents to the City's major center of employment. The impression is that Vista needs expanded services that include building more bus stop facilities to accommodate expansion.

North County Transit will be undergoing a Comprehensive Route Study during the next two years. The study will include fixed bus route and FAST service. The probable results of the study will be displacement of current routes to where they are more needed and replacement of the FAST system with fixed bus routes. Additional transit service in the future will include the Oceanside - Escondido Rail Project which will have a stop in Vista. This is a federally funded, 22 mile long project that is planned for construction between 2003 and 2005.

Health Services

As described under Health Facilities, the Vista Community Clinic serves as the primary health care provider for lower income families in Vista. The Clinic provides a wide range of services that range from immunization, screening and testing, drug prevention, health education, case management, medical care, housing assistance, and social services. Additional services include English as a Second Language (ESL) classes, and other adult education curriculum.

3.9.9 Senior Programs

The senior community in Vista has identified a need for a comprehensive senior center to house social services, meals, recreation programs, and a centralized referral service. It is anticipated that such a large senior center would have its programs, services, and space used seven days a week.

The City has two senior centers, Brengle Terrace Park which has a nutrition program and auditorium, and the other at Jefferson Street Center which provides social events.

The City is expanding the existing senior center at Brengle Terrace Park into a full-service, comprehensive senior center. The City is also in the process of converting the existing Jefferson Street senior center into a community center for the Townsite that would offer social services, educational classes, and employment opportunities.

The City is providing a two-year lease to the North County Council on Aging to provide case management, transportation, and homemaking services for seniors, with a focus on frail elderly.

In general, service needs of the elderly include: adult day care, basic needs and resources, crime/victim and legal services, education services, employment and training, emergency services, financial aid and benefits, health information and services (inpatient and outpatient), housing services, in-home services, mental health services, protective and placement services, and transportation services. The resident and service provider surveys identified some unmet

need for these services in Vista, with transportation for frail elderly identified as a major unmet need.

Supportive Services

Supportive services for the elderly are also provided in part, by the North County Council on Aging (NoCCoA). A non-profit agency, the NoCCoA works to provide the means to independence and well-being for the elderly, to prevent unnecessary institutionalization, to reduce isolation and loneliness, and to ensure quality of life in long-term care facilities. Estimates are that the agency serves over 6,000 seniors annually. NoCCoA aids the elderly to access services such as in-home support, homemaking, minor home repair, transportation, and employment by making referrals to local and regional organizations which provide these services to elderly residents including:

- Family Services Association
- Arthritis Foundation
- Elder-Help of San Diego
- Chicano Federation of San Diego County
- At Your Home Service
- Visiting Nurse Association

3.9.10 Youth Programs

There is a need for educational and recreational opportunities for youth, which may include developing partnerships in school-to-career programs such as Vista Adult School. In addition to the City-run recreation centers, several agencies in and around Vista also provide facilities and services for youth in the City.

Alpha Project: The Alpha Project's Project Real Change is a drug and alcohol prevention program that teams up substance abusers with at-risk youth in a project to physically clean up the Vista Townsite Area.

Boys and Girls Club: The Boys and Girls Club provides programs and activities for youth ages 7 to 17 in such areas as art, health, fitness and career development. The Vista Townsite, Boys and Girls Club is open 80 hours a week and has a gymnasium and classrooms. Gang prevention programs and a preschool program are offered. The Boys and Girls Club estimates that it provides services to over 3,000 individuals annually with an emphasis on youth.

Casa de Amparo: Casa de Amparo's Food Program provides children with three daily meals and three snacks. In addition, the agency provides case management services including on-site schooling, therapy medical treatment, recreation, sports, exercise, and tutoring. The case management involves both the children and their families.

EYE/Escondido Youth Encounter Group: EYE offers programs including alternatives to living in a violent environment, child abuse services, crisis counseling and advocacy, family

recovery, sexual treatment education. EYE has two transitional housing facilities for battered women and children that can serve Vista residents.

Girls Incorporated of Vista: Girls Inc. provides classes, drug prevention, and self-esteem programs for girls aged 6 to 18, year round from Monday through Friday. Estimates are that the agency serves 425 girls annually. The City has contracted with Girls Inc. of Vista to provide transportation services for Townsite area youth from school to programs at Girls Inc. and the Boys and Girls Club. The same transportation will be used for educational field trips, employment, and career classes. Transportation funding is for a 24 passenger van and a full-time driver to transport in the early morning and afternoon.

North County Lifeline: North County Lifeline has a wide array of programs that serve youth including parenting classes, teen support groups, a gang alternative project, juvenile delinquency and probation alternative programs, mentoring, after-school programs, tutoring, and counseling. The agency estimates that it has served 10,800 households. The City provides free space for Lifeline within the Jefferson Street Center in the Vista Townsite.

MAAC Project: The MAAC project runs a Head Start program at the Raintree Community Center in the Park.

Palomar Family Counseling: Palomar Family Counseling Service has served the community of Vista for 40 years. The agency estimates that it serves between 400 to over 500 individuals focusing on low-income and Latino populations. Palomar Family Counseling provides substance abuse and crime prevention education groups at three school sites that serve Townsite youth and at the Townsite Sheriff's office. The program works throughout the city but has a particular focus on the Townsite Area. Physical activity, diet, and other health related concerns are also addressed.

YMCA Oz Project: YMCA Oz's Runaway and Homeless Youth Shelter works to prevent runaway or throwaway youth behavior and homelessness through prevention and education, residential programs, and counseling. Additional outreach services extend to Vista students and street youth, including placement in long-term residential facilities. The City contracts with YMCA Oz Project to provide drug prevention programs for youth and shelter for homeless youth.

Youthbuild: Youthbuild combines job training and housing by training young people in the housing construction industry.

Child Care

Affordability of child care services is a concern for lower income households. Overall, the cost of infant care is substantially higher than the costs for other age groups. Often, a low income household is faced with spending over 30 percent of their income on child care if they have an infant. The need for affordable child care is particularly great for single parent households. There are a few agencies in the County that provide affordable child care for lower income

residents. However, the number of subsidized child care slots is typically significantly below the need.

Nettleton Road Project Child Care Facility: The Nettleton Road Project Childcare Center will open in the summer of 1999 and will provide childcare for up to 24 children ages 2 to 5. The facility is open to the community, and is directed to low income families at the 60 percent MFI and below. The facility is operated under a five year lease with North County Community Services.

YMCA: The YMCA operates 23 childcare facilities in the County. The facility that serves the North County Inland Area is the Santa Margarita YMCA. The YMCA provides childcare from 6:30 A.M. to 6:30 P.M. daily for school-age children with financial assistance for low and moderate income families.

YMCA of San Diego County/Childcare Resource Center: The Resource Center is the central referral agency for San Diego County. The agency works with a variety of service providers and receives 3,000 phone calls a month.

Section 4. Housing and Community Development Strategic Plan

The Council's Housing and Community Development Strategic Plan is a key component of the City's overall strategic plan. It provides a framework for the City's housing and community development efforts and sets the goals and objectives for the City's housing and community development programs.

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4. Housing and Community Development Strategic Plan

1. The first step in the process of community development is to identify the needs of the community. This can be done through a variety of methods, including surveys, focus groups, and interviews with community members.

2. Once the needs have been identified, the next step is to develop a plan of action. This plan should outline the specific goals and objectives of the community development project, as well as the strategies and resources that will be used to achieve these goals.

3. The third step is to implement the plan. This involves working with community members to carry out the various activities and projects that have been outlined in the plan. It is important to involve community members in this process, as they are the ones who will be most affected by the project.

4. Finally, the fourth step is to evaluate the results of the project. This can be done through a variety of methods, including surveys, focus groups, and interviews with community members. The evaluation should assess the extent to which the project has achieved its goals and objectives, and identify any areas for improvement.

II. Housing and Community Development
Strategic Plan

Section 4. Housing and Community Development Strategic Plan

This five-year Housing and Community Development Strategic Plan is the centerpiece of the 1999-2004 Housing Element and Community Revitalization Plan for Vista. The Strategic Plan describes:

- the general priorities for assisting households
- strategies and activities to assist those households in need
- specific objectives identifying proposed accomplishments

The Strategic Plan also addresses the following:

- anti-poverty strategy
- lead-based paint reduction
- institutional structure
- reduction of barriers to affordable housing
- coordination among agencies

4.1 Goals and Policies

This section sets forth the City's goals and policies to address Vista's housing and community development issues.

4.1.1 Housing Goals and Policies

Maintenance and Preservation of Housing

With more than a quarter of the City's housing stock over 30 years of age and eight percent of the City's housing defined as substandard, it is important that the City facilitate an ongoing housing maintenance program. The City's goal is to preserve the existing housing stock and to avoid a degree of physical decline that will require a larger rehabilitation effort to restore quality and value. In addition, it is important to conserve affordable housing units in the community to maintain adequate housing opportunities for all residents.

Goal 1.0: Maintain and Enhance the Quality of Residential Neighborhoods in Vista, and Conserve the Existing Supply of Affordable Housing.

- Policy 1.3: Utilize neighborhood revitalization strategies to focus financial resources and efforts in improving targeted neighborhoods.
- Policy 1.4: Continue to provide rehabilitation assistance to economically depressed areas and lower income property owners to correct housing deficiencies.
- Policy 1.3: Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing conditions in Vista.
- Policy 1.4: Preserve affordable housing in the City's mobile home parks through mechanisms such as the Mobile Home Park Accord, rental assistance, and transfer of ownership to non-profits.
- Policy 1.5: Preserve "at-risk" affordable units through monitoring, working with potential non-profit purchasers/managers, identifying means to transfer ownership, or refinancing mortgage revenue bonds.
- Policy 1.6: Administer existing policies that preserve existing affordable housing such as the Condominium Conversion Ordinance.
- Policy 1.7: Implement relocation and replacement housing plans as required.

Housing Opportunities

The City of Vista encourages the production of new housing units that offer a wide range of housing types to ensure that an adequate supply is available to meet the existing and future needs of all groups. The provision of a balanced inventory of housing in terms of unit type (e.g. single-family, town homes, apartments and condominiums), cost and style will allow the City to fulfill a variety of housing needs.

Goal 2.0: Encourage Adequate Provision of a Wide Range of Housing by Location, Type of Unit, and Price to Meet the Existing and Future Needs of Vista Residents.

- Policy 2.1: Provide a variety of residential development opportunities in the City to fulfill regional housing needs.
- Policy 2.2: Facilitate the development of low and moderate income housing by offering developers incentives such as: 1) low interest or tax exempt financing; 2) City participation in on- and off-site public improvements; and 3) land write-downs.
- Policy 2.3: Seek to attain maximum leverage of City resources with those of private and non-profit entities on affordable housing projects, with a goal of providing no more than 20 percent gap financing per unit.
- Policy 2.4: Where the City/Agency provides direct financial assistance to housing projects or programs, assistance will be targeted to lower income households earning less than 80% MFI. Programs targeting households above 80% MFI will be facilitated through removal of affordable housing barriers.
- Policy 2.5: Maintain an inventory of City-owned sites, and assist residential developers in identifying land suitable for housing development.
- Policy 2.6: Require that housing constructed expressly for low and moderate income households not be concentrated in any single portion of the City. Promote mixed income housing projects.
- Policy 2.7: Require the design of mixed income housing developments be compatible with the surrounding neighborhood, and not appear any different than market rate developments.
- Policy 2.8: Maintain an inclusionary housing ordinance as a mechanism to integrate lower income units within market rate developments.
- Policy 2.9: Require community involvement in the planning and design of all assisted housing projects.

Home Ownership

The option of homeownership has become a privilege in Southern California which is often not available to lower or even moderate income households as potential first-time home buyers. While condominiums offer a relatively affordable homeownership option in Vista, the down payment serves as a barrier to many potential home buyers.

Goal 3.0: Provide Increased Opportunities for Homeownership.

- Policy 3.1: Provide favorable home purchasing options to lower income households such as interest rate write-downs, lease to own options, down payment assistance, and mortgage credit certificates.
- Policy 3.2: Consider imposing an inclusionary housing requirement on development of properties zoned for single-family residential use.

Removal of Constraints on Housing Development

Governmental policies and market conditions can constrain housing development and affect affordability. While the City has little influence on market conditions, certain governmental regulations affecting the maintenance, improvement, and development of housing can be minimized to facilitate new construction.

Goal 4.0: Remove Governmental Constraints on Housing Development.

- Policy 4.1: Periodically review City regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and/or construction of dwelling units to ensure they do not unduly constrain housing development.
- Policy 4.2: Offer financial assistance to affordable housing projects to offset development fees.
- Policy 4.3: Encourage flexibility in density and design through consideration of modifications to the Planned Residential Development (PRD) Ordinance.
- Policy 4.4: Prioritize review of affordable housing projects and streamline the permitting process.
- Policy 4.5: Maintain development standards that ensure the development of both market rate and affordable housing in residential neighborhoods is designed to fit within the existing neighborhood context.

Fair Housing Practices

In order to make adequate provision for the housing needs of all economic segments of the community, the City must ensure equal and fair housing opportunities are available to all residents.

Goal 5.0: Promote Fair Housing Practices

Policy 5.1: Provide fair housing services to Vista residents, and assure that residents are aware of their rights and responsibilities regarding fair housing.

Policy 5.2: Implement the action items identified in the City's Analysis of Impediments to Fair Housing Choice (AI) to further access to fair housing in Vista.

4.1.2 Community Development Goals and Policies

Homelessness

Goal 6.0: Enable homeless individuals and families to move from homelessness to self-sufficiency.

- Policy 6.1: Coordinate with the San Diego Regional Task Force for the Homeless for needs assessment and resource allocation.
- Policy 6.2: Offer housing assistance to homeless individuals using a continuum of care model to address issues related to homelessness (e.g. emergency, transitional, and permanent housing linked with case management, employment, health and mental health, substance abuse, etc.).
- Policy 6.3: Encourage a regional fair share approach to providing housing opportunities and assistance to homeless.
- Policy 6.4: Provide sites through zoning for transitional housing and emergency shelters.
- Policy 6.5: Focus assistance to the homeless to organizations that provide case management along with basic essentials such as food, clothing, and shelter.

Persons with Special Needs

Goal 7.0: Provide supportive services for persons with special needs.

- Policy 7.1: Target funds to ensure a broad array of support services linked with case management for persons with special needs including the elderly, disabled, at-risk youth, people with substance abuse issues, and people living with AIDS/HIV to ensure their continued maintenance of housing once obtained.

Vista Townsite Area

The Vista Townsite has been identified as an area with a high degree of social and physical problems. To address these issues, a strategy has been implemented that encompasses a variety of programs including: neighborhood improvements, development of a community service center, economic development, social and health service programs, and crime prevention programs.

Goal 8.0: Revitalize the Vista Townsite Area.

- Policy 8.1: Implement the Neighborhood Revitalization Strategy within the Vista Townsite to reduce unemployment, promote job creation, and increase educational classes in the area.
- Policy 8.2: Focus housing and community development programs to explicitly serve the Vista Townsite Area and/or its residents.

Crime Prevention

Goal 9.0: Improve public safety for residents.

- Policy 9.1: Implement community policing and other anti-crime programs to enhance the quality of life for community residents and businesses.
- Policy 9.2: Provide focused anti-crime programs in the Vista Townsite Area.

Economic Development

Goal 10.0: Provide for the economic development needs of lower income areas.

- Policy 10.1: Implement the Neighborhood Revitalization Strategy for the Vista Townsite Area.
- Policy 10.2: Implement the Vista Village Downtown Redevelopment Project to provide jobs in the Townsite.

Infrastructure Improvements

Goal 11.0: Provide for infrastructural improvements in lower income areas.

- Policy 11.1: Utilize the Capital Improvement Plan and Community Revitalization Plan Annual Action Plan processes to evaluate the potential use of CDBG funds to address identified infrastructure needs.
- Policy 11.2: Focus programs in the Vista Townsite Area.

Community Facilities and Services

Goal 12.0: Provide for needed public and community services and facilities to serve lower income residents.

- Policy 12.1: Provide CDBG funding support to provide community recreation facilities in low and moderate income areas, with an immediate focus in the Townsite.
- Policy 12.2: Provide transportation services, case management, drug prevention, health education and health services on a Citywide basis to address the service needs of the City's lower income population.

Supportive Services and Facilities for Seniors

Goal 13.0 Provide needed services and facilities to serve seniors.

- Policy 13.1: Provide and improve services and facilities for the City's senior residents.
- Policy 13.2: Provide transportation services for seniors, and especially frail seniors, to ensure adequate access to services in the community.

Supportive Services and Facilities for Youth

Goal 14.0: Provide needed services and facilities to serve youth, particularly at-risk youth.

- Policy 14.1: Provide and improve services and facilities for the City's youth population.
- Policy 14.2: Target programs which address teen pregnancy, drug and alcohol prevention and education, and transportation.

4.2 Evaluation of Accomplishments Under Adopted Housing Element

State Housing Element law requires communities to assess the achievements under adopted housing programs as part of the update to their housing elements. The results of this evaluation should be quantified where possible, but may be qualitative where necessary. The 1991 Vista Housing Element contains a series of program actions related to the following City housing goals:

- Improve the residential environment for all citizens
- Encourage adequate housing opportunities that are available to all segments of the community
- Protect the value of existing housing
- Encourage programs for remedial action for substandard housing areas

Table 4-1 summarizes the City's progress in implementing each of its 1991 Housing Element programs, and indicates whether the program remains appropriate for the updated 1999-2004 Element. It should be noted that the City has undertaken several new programs since adoption of the 1991 Housing Element which are not included in this analysis. Section 4.2.1 which follows - *Fair Share Affordable Housing Goal* - quantifies the City's affordable housing accomplishments from all programs and activities during the 1991-1999 period.

**Table 4-1
Accomplishments Under Adopted Housing Element**

POLICY	TARGET	PROGRESS	APPROPRIATENESS
A. New Construction			
1. Mortgage Revenue Bond (Owner)	Construct 160 potential affordable housing units for moderate income first time homebuyers	- No single-family bonds issued, however bonds were issued to enable non-profits to buy mobile home parks: - Estrella de Oro (107 spaces) - Vista Manor (159 spaces)	- Bond program no longer appropriate for single-family. - Continue with bonds for transfer of mobile home park ownership with affordability covenants as appropriate.
2. Housing Revenue Bond (Renter)	Construct 100 potential affordable rental housing units for lower income households.	- Bonds issued for Hidden Valley. (10 units @ 50% MFI, 39 units @ 80% MFI) - Refinanced bonds on Shadowridge II (30 units) and Pepperwood (49 units) to extend affordability controls.	- Continue multi-family bond program. - Consider issuance of Redevelopment Agency Housing bond to provide funding for range of housing production activities.
3. Density Bonus (Multi-Family)	- Adopt local density bonus ordinance. - Construct 50 affordable housing units reserved out of 200 units.	- No local ordinance adopted. - No applications received for density bonuses.	Permit density bonus pursuant to state regulations
4. Inclusionary Housing Program	- Revise current Inclusionary Ordinance to increase requirement from 6% to 15%. - Construct 175 lower income units and 300 moderate income units. - Purchase 110 space Melrose Mobilehome Park with in-lieu fees.	- Modified Ordinance has been presented to City Council on two occasions, the latest in 1992, but no Ordinance revisions adopted. - In-lieu fees used for mobilehome assistance program (VMAP), with assistance provided to 82 households. No mobilehome park purchase with in-lieu fees.	- Include program to re-evaluate effectiveness of Ordinance, and revise as appropriate. - Continue VMAP program funded through in-lieu fees.
5. Tax Increment Set-Aside	Construct 100 lower income and 50 moderate income rental units.	- Projects constructed with Set Aside: - Hidden Valley (10 units @ 50% MFI, 39 units @ 80% MFI) - Cedar Road (20 units @ 50% MFI, 20 units @ 80% MFI) - Nettleton (28 units @ 50% MFI)	Continue program to provide financial assistance in support of affordable housing.

POLICY	TARGET	PROGRESS	APPROPRIATENESS
6. Homeless Housing and Site Identification/ Emergency Shelter Program	- Identify sites for transitional housing, emergency shelters, and group residences. - Identify site(s) and construct two 5 bed homeless facilities.	- On-going emergency winter emergency shelter program; no permanent site for emergency shelter established. - City assistance for establishment of 4 transitional housing facilities: - St. Clare's Home (4 beds) - Casa Base (12 beds) - Casa Raphael (24 beds) - Choices in Recovery (42 beds)	Revise program as follows: - Establish permanent site for emergency shelter - Revise Zoning Ordinance to better accommodate transitional housing and emergency shelters.
7. HUD Section 202/8 Development	Provide staff support to non-profits for development of 75 very low-income units for seniors/disabled households.	No requests by non-profits for development of Section 202 housing.	Include as funding resource for affordable housing, but discontinue as separate Housing Element program due to limited availability of funds.
8. Mortgage Credit Certificates (MCC)	Evaluate establishment of MCC program to expand housing affordability for moderate income first time homebuyers.	City became participant in County MCC program in 1994, with 81 MCCs issued since that time, including 24 to lower income households.	Continue to participate in county program.
9. City-Owned Sites/Land Write Downs	- Develop an inventory of city-owned sites. - Provide land write-downs for low income rental project.	- Site inventory completed. - City helped acquire land for Hidden Valley Senior Project. - City-owned land at Hacienda-Gateway to be used for mixed income housing project.	Continue program.
10. Housing Trust Fund	Participate with County in construction of guaranteed affordable housing units for lower income households.	Fund is no longer active.	Discontinue program in Element.
11. Single Room Occupancy (SRO)	- Develop program to produce SROs including enabling zoning ordinances. - Construct 50 new very low income units.	- SRO program not implemented. - City has instead focused on providing transitional housing as part of continuum of care model.	Discontinue program in Element.

POLICY	TARGET	PROGRESS	APPROPRIATENESS
12. Article 34	Coordinate with County Housing Authority to produce up to 95 lower income housing units per year as authorized by City voters with Proposition W in 1980.	City has accomplished several lower income and transitional housing projects, but due to structure of City assistance and non-profit ownership, Article 34 Authority not triggered.	Article 34 Authority remains in place, not necessary to include as program in Housing Element.
13. Second Units	- Study need for second units on 15,000+ sq ft lots. - Amend current ordinance to permit second units.	- City has adopted provisions for second units in most residential zones. - Special Use Permit requirement necessitates public hearing and costly permit fee. - No second units developed.	Discontinue program in Element.
B. Housing Conservation			
1. Section 8 Certificates	Continue to participate in County run program, and increase City's Section 8 allocation by 160 units.	City achieved an increase in 112 Section 8 certificates/vouchers, and has a current allocation of 415 units.	Continue program.
2. Condominium Conversion	- Continue to implement Zoning Ordinance restrictions on conversion of apartments to condominiums. - Retain approximately 436 affordable housing units.	Ordinance has been effective at retention of affordable housing units.	Continue program in Housing Element.
3. Conserve Mobile Home Parks	Retain affordability of 1,185 mobile home spaces through process of permit for conversion.	The City's Mobile Home Park Zone establishes, maintains, and protects mobilehome rental parks, and provides protection against tenant displacement.	Continue program in Housing Element.
4. Mobilehome Occupant Assistance Program (MOAP)	- Facilitate use of MOAP funding to allow low income residents to purchase mobilehome park. - Provide mobilehome ownership opportunities for 248 low and moderate income households.	- MOAP used in tenant purchase of Vista Cascade (144 spaces) - Four other parks have converted to tenant, non-profit or City ownership, providing 110 rent-restricted spaces for lower income households.	- MOAP program no longer active. - Include program to assist in transfer of ownership of parks to tenants or non-profits to maintain affordability.

POLICY	TARGET	PROGRESS	APPROPRIATENESS
5. California Homeownership Assistance Program (CHAP-O)	Utilize State CHAP-O funds for purchase of 48 unit Vista Terrace apartments and sale of 16 units to lower income households.	- CHAP-O project not implemented. - City has implemented a local homeownership assistance program (VHOP).	Replace CHAP-O with VHOP.
6. At-Risk Units	Retain existing assisted affordable housing units.	- By transfer of ownership under LIHPRA to Community Housing of North County, 76 at-risk units in Los Robles de Cortez were retained. - Refinance of mortgage revenue bonds in Shadowridge and Pepperwood, 79 low income units were retained.	Update program to address current inventory of units at-risk, and to reflect changes in HUD preservation programs.
7. Shared Housing	- Develop a shared housing service for seniors. - Provide 25 to 50 affordable housing opportunities for very low and low income seniors.	- City now participates with North County Lifeline to operate shared housing program in Vista. - A total of 29 matches have been made in Vista, with approximately 16 matches now being made on an annual basis.	Continue program in Housing Element.
C. Housing Rehabilitation			
1. Section 8 Rental Rehabilitation	Rehabilitate 20 units under HUD Section 8 Rental Rehab program.	Not implemented, and program no longer available through HUD.	Discontinue program in Element.
2. Housing Rehabilitation (Renter)	Rehabilitate 20 multi-family rental housing units.	No rehabilitation of multi-family units. City focuses rehabilitation efforts on single family and mobilehome units.	Discontinue rental rehabilitation program. Replace with multi-family acquisition/rehabilitation.
3. Housing Rehabilitation (Owner/ Mobilehome)	- Participate in County housing rehabilitation program - Rehabilitate 25 owner-occupied housing units - Rehabilitate 120 mobile homes	- City began administration of Housing Rehabilitation Loan Program (HRLP) in Fall 1997. 58 housing units rehabilitated between 1993 and 1996 16 mobile homes rehabilitated from Fall 1997 to March 1999.	Continue HRLP.

POLICY	TARGET	PROGRESS	APPROPRIATENESS
D. Administration			
1. Energy Conservation	Enforce applicable state and federal laws relative to energy conservation.	Ongoing.	Ongoing program - not necessary to include in Housing Element.
2. Code Enforcement	Enforce city codes in response to complaints or observations of blight and/or unsafe conditions.	Ongoing.	Ongoing program not-necessary to include in Housing Element.
3. Relocation Assistance	Reduce hardship with adequate relocation of persons displaced by redevelopment.	Ongoing.	Program required by state law but not specifically included in Housing Element.
4. Monitor State and Federal Housing Legislation	Monitor legislation; support, oppose, and/or propose new legislation to increase low and moderate income rental housing.	Ongoing.	Ongoing, not necessary to include in Housing Element.
5. Development Assistance	Provide technical assistance including identification of sites to developers to increase low and moderate income housing.	Ongoing.	Continue program in Housing Element.
6. Mobilehome Rental Assistance	Conduct study that inventories current mobilehome sites, details alternative methods of mobilehome conservation, and investigates additional funding sources for mobile-related housing activity.	- City completed mobilehome park study, and initiated Mobilehome Park Rental Assistance program in July 1997 using in-lieu fees. - Up to 100 households can participate in program. - Mobile Home Park Accord assures affordable rents and housing.	Continue program.
7. Factory Built Housing	Provide information regarding factory-built housing to provide additional affordable housing opportunities for low and moderate income households.	- Zoning ordinance allows for factory built housing that conforms to surrounding neighborhood characteristics. - City has approved several factory-built housing units.	Ongoing city program; not necessary to include in Housing Element.
8. Housing Element Revision/Monitor	Update Housing Element as required.	City updating Element consistent with State regulations.	Ongoing program - unnecessary to include in Housing Element.

POLICY	TARGET	PROGRESS	APPROPRIATENESS
9. Fair Housing	Participate in Fair Housing Program through County CDBG activities.	City assumed administration of Fair Housing Program in 1996.	Continue revised Fair Housing program in element.
10. Planned Residential Development (PRD)	Work with owners and developers to maximize design flexibility and facilitate creation of quality, affordable housing within a planned development.	City has used PRD extensively to provide design flexibility in addressing environmental constraints and sensitive habitat issues.	- Regulation specific in City Zoning Ordinance - not necessary to include in Housing Element. - Planned revision to update PRD Ordinance

4.2.1 Fair Share Affordable Housing Goal

SANDAG develops what are referred to as “fair share of affordable housing goals” for each jurisdiction’s housing element. These fair share goals refer to the number of lower income households (80 percent of the County MFI) requiring assistance during a housing element cycle. The *Regional Housing Needs Statement* for the 1991-1999 housing element period identifies a fair share need for assistance to 3,662 lower income households in Vista.

SANDAG establishes a good faith effort affordable housing target for each jurisdiction that is considered to be realistically achievable within the housing element cycle. This good faith effort is established at 12.5 percent or 458 lower income households for Vista. According to SANDAG’s 1997 Housing Element Self-Certification Report, and updated through May 1999 through City records, Vista provided affordable housing opportunities to 791 lower income households between 1991 and 1999, or 170 percent of its fair share goal of 458 households. Through a variety of new construction, rental and homebuyer assistance, mobilehome park acquisition, rehabilitation, and transitional housing programs, Vista assisted 216 extremely low income, 394 very low income, and 181 low income households between 1991 and 1999 (refer to Table 4-2). This level of accomplishment makes the City eligible to self-certify the Housing Element for the 1999-2004 cycle.

Table 4-2
1991-1999 Affordable Housing Accomplishments

Activities	Targeted Income Levels		
	Extremely Low (0-30% MFI)	Very Low (31-50% MFI)	Low (51-80% MFI)
New Construction Activities			
Cedar Road	20	20	
Nettleton		28	
Vista Hidden Valley			50
Rental/Home Buyer Assistance			
Section 8 (new certificates)		112	
Mortgage Credit Certificates (MCCs)			24
Tenant Based Rental Assistance		21	
Vista Home Ownership Program			6
Vista Mobile Home Assist. Program (VMAP)	19	66	
Mobile Home Park Acquisition			
Corona del Vista MHP		14	6
Estrella Del Oro MHP		22	
Sycamore Creek MHP	15	16	5
Vista Manor		32	
Rehabilitation Activities			
Buena Vista Townhomes			60
Los Robles de Cortez	66	7	
Housing Rehabilitation	1	49	21
Transitional Housing Activities			
Casa Base	12		
Casa Raphael	24		
Choices in Recovery	42		
St. Clare's	4		
Shared Housing	13	7	9
Total Housing	216	394	181

Source: SANDAG 1998 Housing Element Self Certification Report; City of Vista, May 1999

4.2.2 Regional Housing Growth Needs

State law requires local jurisdictions to provide for their share of regional housing growth needs by income category through designation of available sites for housing development. Regional growth needs are not goals for housing production, but rather a tool to insure that communities are prepared to accommodate future housing growth for all income levels. Unlike the fair share goal which requires the actual provision of affordable units, regional housing growth goals only

require the identification of sites to be made available through appropriate zoning and development standards to fulfill the jurisdiction's share of housing needs by income category.

The 1990 *Regional Housing Needs Statement* by the San Diego Association of Governments (SANDAG) determined that the City of Vista's share of the regional housing need was 3,893 new units between July 1, 1991 and June 30, 1996, which was subsequently extended to June 30, 1999. This need for 3,893 new units is divided into four income levels as shown in Table 4-3. The City's 1991 Housing Element demonstrated the City's residential site inventory was adequate to accommodate this level of growth.

According to the City's records, a total of 1,556 housing units (1,438 single-family homes and 118 multi-family units) were constructed between 1991 and May 1999. These include the following assisted multi-family projects - Cedar Road, Nettilton and Vista Hidden Valley. The remaining housing units consisted of privately developed single-family homes. And while these privately developed single-family homes carry no income restrictions, market sales prices documented in Table 3-27 indicate the median sales price in Vista falls well within the range of affordability to moderate income households. Therefore, a conservative estimate is that at least half of the single-family homes constructed in Vista between 1991-1998 are affordable to moderate income households.

Table 4-3
Share of Regional Housing Needs: 1991-1998

Income Level	Share of Regional Housing Needs	Accomplishments	% of Regional Housing Needs Share Fulfilled
Very Low Income (0-50% MFI)	895	68	8%
Low Income (51-80% MFI)	662	50	8%
Moderate Income (81-120% MFI)	818	719	88%
Upper Income (> 120% MFI)	1,518	719	47%
Total	3,893	1,556	40%

Overall, Vista fulfilled about 40 percent of its regional housing needs share for the period of 1991 to 1999. The economic recession in the early to mid 1990s resulted in a dampening of the real estate market not only in Vista, but in the majority of California. As a result, few cities throughout the State came even close to fulfilling projected regional housing growth needs.

4.3 Resources for Housing and Community Development Activities

4.3.1 Inventory of Primary Federal, State, Local, and Private Resources

The City of Vista has access to a variety of federal, state, and local resources to achieve its housing and community development goals. Specific funding sources will be utilized based on the opportunities and constraints of each project or program. Table 4-4 summarizes the major sources of funding available to carry out housing and community development activities in Vista.

Table 4-4
Public and Private Resources Available for
Housing and Community Development Activities

Program Name	Description	Eligible Activities
1a. Federal Programs - Formula/Entitlement		
Community Development Block Grant	Grants awarded to the City on a formula basis for housing and community development activities.	• Acquisition • Rehabilitation • Home Buyer Assistance • Economic Development • Homeless Assistance • Public Services
HOME	Flexible grant program awarded to Vista as part of a county consortium on a formula basis for housing activities.	• Acquisition • Rehabilitation • Home Buyer Assistance • Rental Assistance
Housing Opportunities for Persons with AIDS (HOPWA)	Entitlement and Competitive Grants for Housing Assistance and Supportive Services for PWAs. Grants awarded to City on a formula basis are administered by County.	• Acquisition • Rehabilitation • Support Services
1b. Federal Programs - Competitive		
Emergency Shelter Grants (ESG)	Grants to improve quality of existing shelters and transitional housing; increase shelters and transitional housing facilities for the homeless.	• Homeless Assistance (Acquisition, New Construction, Rehabilitation, Conversion, Support Services)
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market rate units on behalf of very low income tenants.	• Rental Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	• Acquisition • Rehabilitation • New Construction
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	• Acquisition • Rehabilitation • New Construction • Rental Assistance

Program Name	Description	Eligible Activities
Section 108 Loan	Provides loan guarantee to CDBG entitlement jurisdictions for pursuing large capital improvement or other projects. The jurisdictions must pledge it to future CDBG allocations for repayment of the loan. Maximum loan amount can be up to five times the entitlement jurisdiction's most recent approved annual allocation. Maximum loan term is 20 years.	• Acquisition • Rehabilitation • Home Buyer Assistance • Economic Development • Homeless Assistance • Public Services
Mortgage Credit Certificate Program	Income tax credits available to first-time homebuyers for the purchase of new or existing single-family housing. Local agencies (County) make certificates available.	• Home Buyer Assistance
Low Income Housing Tax Credit (LIHTC)	Tax credits are available to individuals and corporations that invest in low-income rental housing. Usually, the tax credits are sold to corporations with a high tax liability and the proceeds from the sale are used to create the housing.	• New Construction • Rehabilitation • Acquisition
Shelter Plus Care Program	Grants for rental assistance that are offered with support services to homeless with disabilities. Rental assistance can be: <u>-Section 8 Moderate Rehabilitation (SRO)</u> - project based rental assistance administered by the local PHA with state or local government application. <u>-Sponsor-Based Rental Assistance (SRA)</u> - provides rental assistance through an applicant to a private non-profit sponsor who wins or leases dwelling units in which participating residents reside. <u>-Tenant-Based Rental Assistance (TBA)</u> - grants for rental assistance. <u>-Project-Based Rental Assistance</u> - grants to provide rental assistance through contracts between grant recipients and owners of existing structures.	• Rental Assistance • Homeless Assistance • Support Services

Program Name	Description	Eligible Activities
Supportive Housing Program (SHP)	Grants for development of supportive housing and support services to assist homeless persons in the transition from homelessness.	• Transitional Housing • Permanent Housing for Disabled • Supportive Housing • Support Services • Safe Havens
2. State Programs		
Proposition 1A	Proposition 1A includes provisions to establish a Downpayment Assistance Program and a Rent Assistance Program using school fees collected from affordable housing projects. Potential buyers or tenants of affordable housing projects are eligible to receive assistance in the form of downpayment assistance or rent subsidies from the State at amounts equivalent to the school fees paid by the affordable housing developer for that project in question.	• Downpayment Assistance • Rental Assistance
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services.	• Support Services
California Housing Finance Agency (CHFA) Multiple Rental Housing Programs.	Below market rate financing offered to builders and developers of multiple-family and elderly rental housing. Tax exempt bonds provide below-market mortgage money.	• New Construction • Rehabilitation • Acquisition of Properties from 20 to 150 units
California Housing Finance Agency Home Mortgage Purchase Program	CHFA sells tax-exempt bonds to make below market loans to first time homebuyers. Program operates through participating lenders who originate loans for CHFA purchase.	• Home Buyer Assistance
California Housing Rehabilitation Program - Owner Component (CHRP-O)	Low interest loans for the rehabilitation of substandard homes owned and occupied by lower-income households. City and non-profits sponsor housing rehabilitation projects.	• Rehabilitation • Repair of Code Violations, Accessibility Improvements, Room Additions, General Property Improvements
3. Local Programs		
Redevelopment Housing Fund	20 percent of Agency funds are set aside for affordable housing activities governed by state law.	• Acquisition • Rehabilitation • New Construction

Program Name	Description	Eligible Activities
Vista In-Lieu Fee Revenues	The City's inclusionary housing ordinance requires six percent of new multi-family development to be reserved as affordable to lower income households. Developers have the option to pay fee in-lieu of on-site development of units.	• New Construction • Rehabilitation • Acquisition • Rent Subsidy
Tax Exempt Housing Revenue Bond	The City can support low-income housing developers in their effort to obtain bonds in order to construct affordable housing. The City can issue housing revenue bonds requiring the developer to lease a fixed percentage of the units to low income families and maintain rents at a specified below market rate.	• New Construction • Rehabilitation • Acquisition
Tax Exempt Housing Revenue Bonds - Issuance and Annual Administrative Fees	As part of any housing bond issuance or refinancing, the City can charge an issuance fee and annual administration fees for the bond issuance.	• Affordable Housing Programs
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Loan applicants apply to participating lenders for the following programs: • Fixed rate mortgages issued by private mortgage insurers.	• Home Buyer Assistance
	• Mortgages which fund the purchase and rehabilitation of a home.	• Home Buyer Assistance • Rehabilitation
	• Low Down-Payment Mortgages for Single-Family Homes in underserved low-income and minority communities.	• Home Buyer Assistance
Savings Association Mortgage Company Inc. (SAMCO)	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	• New Construction of single family and multiple family rentals, cooperatives, self help housing, homeless shelters, and group homes for the disabled.
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium designed to provide long term debt financing for affordable multi-family rental housing. Non-profit and for profit developers contact member banks.	• New Construction • Rehabilitation • Acquisition
Federal Home Loan Bank Affordable Housing Program	Direct Subsidies to non-profit and for-profit developers and public agencies for affordable low income ownership and rental projects.	• New Construction

Program Name	Description	Eligible Activities
Freddie Mac	Home Works - Provides 1 st and 2 nd mortgages that include rehabilitation loan. City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	• Home Buyer Assistance combined with Rehabilitation
Lease Purchase Program	The City participates in a Joint Powers Authority that issues tax-exempt bonds. Bonds enable City to purchase homes for households earning up to 140% MFI. JPA pays 3% down and closing costs. Lease purchasers make monthly payments equivalent to mortgage payments with the option to buy after three years.	• Home Buyer Assistance

4.4 Housing and Community Development Actions and Activities

In establishing five-year priorities, the City of Vista has taken two concerns into consideration: 1) those categories of low and moderate income households most in need of housing and community development assistance; and 2) which activities will best meet the needs of those identified households.

A priority need ranking has been assigned to households to be assisted under each priority action according to the following ranking:

High Priority: Activities to address this need will be funded by the City during the five-year period.

Medium Priority: If funds are available, activities to address this need may be funded by the City during the five-year period. Also, the City may take other actions to help this group locate other sources of funds.

Low Priority: The City will not directly fund activities using funds to address this need during the five-year period, but other entities' applications for federal assistance might be supported and found to be consistent with this Plan.

No Such Need: The City finds there is no need or that this need is already substantially addressed. The City will not support other entities applications for federal assistance for activities where no such need has been identified.

The Priority Needs Summary Tables contained throughout this section delineate Vista's priority housing, special populations, and community development needs for the five-year period of the Housing Element and Community Revitalization Plan. These priority needs were identified using information from the 1990 Housing Element and Community Revitalization Plan, input from housing and social service providers, the 1998 Vista Townsite Area Neighborhood Revitalization Strategy, and City of Vista staff. The description of each priority need which precedes the associated table focuses on those activities identified as High or Medium Priorities. The implementing programs identified rely upon federal, state, county, and local funding sources.

The Housing Needs Summary Table is based on the numbers of households within each income and household group that the City estimates it will serve through its programs given projected funding availability. The Continuum of Care Gaps Analysis Table reflects the total estimated unmet need for homeless facilities and services in San Diego County, exclusive of the City of San Diego. The Special Needs/Non-Homeless Table is based on Vista's five-year CDBG allocation and expenditures specifically targeted to special needs groups. Similarly, the Community Development Needs Summary Table is based on Vista's five-year allocation and expenditures for all community needs.

Pursuant to HUD regulations, priority needs are divided into the following 12 housing and community development categories:

- Housing
- Homeless
- Persons with Special Needs
- Anti-Crime Activities
- Economic Development
- Infrastructure
- Public Facilities
- Public Services
- Senior Programs
- Youth Programs
- Other Activities
- Planning & Administration

The City of Vista's objectives and programs to meet housing and community development priority needs are outlined in Table 4-5 Housing and Community Development Five Year Strategy Summary matrix at the end of this section. The matrix details the City's programs that will meet housing and community development objectives including funding information and annual goals for the five-year period.

4.4.1 Housing Needs

Fair Share Affordable Housing Goal

AB 1715, legislation that authorizes housing element self-certification for San Diego County jurisdictions, requires that affordable housing goals for the 1999-2004 period equal the maximum number of affordable units/opportunities jurisdictions can provide based on the financial resources and regulatory measures available in the Housing Element cycle. For the 1999-2004 cycle, Vista's fair share affordable housing goal is determined by the SANDAG Housing Element Self-Certification Report as 510 housing units/opportunities, with the following income distribution:

• Extremely Low Income (30 percent of MFI)	-	138
• Very Low Income (31-50 percent of MFI)	-	163
• Low Income (51-80 percent of MFI)	-	209
Total Affordable Housing Goal	-	510

These affordable housing goals can be met through a variety of means, including new construction, rehabilitation, acquisition and preservation.

Regional Housing Growth

Unlike the fair share goal which requires the actual provision of affordable units, regional housing growth goals require the identification of sites to be made available through appropriate zoning and development standards to fulfill the jurisdiction's share of housing needs by income category. Regional growth needs are not goals for housing production, but rather a tool to insure that communities are prepared to accommodate future housing growth for all income levels.

According to SANDAG, Vista's share of regional housing growth for the 1999-2004 period is 2,744 units, with the following income distribution:

• Very Low Income (0-50 percent MFI)	-	576
• Low Income (51-80 percent MFI)	-	467
• Moderate Income (81-120 percent MFI)	-	631
• Upper Income (120+ percent MFI)	-	1,070
Total Regional Housing Need	-	2,744

The City has established the following set of priorities, programs, and objectives to achieve both its fair share affordable housing goals and regional housing growth needs. The Priority Housing Needs Table accounts for the City's quantifiable housing program goals for single family and mobile home rehabilitation programs; local rental assistance programs; low-income home buyer programs; and affordable new construction.

The Priority Housing Needs Table estimates for the "number of units" is based on the number of households targeted and that can be served by Vista's housing programs given the City's five year projected income stream from HOME, redevelopment set-aside, and in-lieu fees. The "estimated dollars" is based on the number of households to be served multiplied by the average subsidy amount for each program. Programs considered for renter housing needs are: new construction of affordable housing, Tenant Based Rental Assistance (TBRA), Vista Home Ownership Program (VHOP), and Home Sharing. Programs considered for owner housing needs are: the Housing Rehabilitation Loan Program (HRLP), Mobile Home Rehabilitation Grant, and Vista Mobile Home Assistance Program (VMAP). Programs for which the number of units is unspecified or the City is unable to guarantee the number of units such as Section 8 are not considered in this table.

Priority 1.1: Conserve and Improve Existing Affordable Housing.

Supporting Rationale

Preserving the existing housing stock in Vista is a City priority. More than a quarter (26.8 percent) of the City's housing stock is over 30 years of age and may require some degree of physical improvement. An estimated eight percent (2,220 units) of the City's housing stock may currently be substandard, with 2,000 of these units suitable for rehabilitation and 200 units requiring replacement.

The Vista Townsite is a particular concern in terms of housing conditions. With some of the oldest housing in the City, high rates of unit overcrowding, and a large percentage of absentee landlords, the result is a high degree of housing deterioration throughout the area.

In addition to maintaining the City's existing housing stock, Vista must also conserve affordable housing units in the community. Rising housing costs have rendered housing unaffordable to many individuals, especially the elderly, first-time home buyers, and lower income households (0-80% MFI) in general. Preservation of existing affordable housing is important in ensuring that adequate housing opportunities are available to all residents.

Priority Needs/Target Groups

High Priority is assigned to addressing the rehabilitation needs of all lower income owner households (0-80 percent MFI), as the limited incomes of these households frequently prevent them from making needed repairs to their homes. Efforts at rehabilitation also include a High Priority for the provision of code enforcement and abatement of lead-based paint hazards. In terms of conservation of affordable housing, High Priority is assigned to preserving the City's existing stock of affordable housing including mobile home parks and subsidized rental housing.

Objectives Summary

Assist 342 households:

- rehabilitation assistance to 75 households (50 single-family and 25 mobile home)
- restriction on rents for 72 mobile home park residents
- rental assistance to 120 households (20 through TBRA, 100 through VMAP)
- home sharing for 75 households

Resources Summary

- | | |
|---------------------------|-------------|
| • HOME | \$1,420,000 |
| • Redevelopment Set Aside | \$ 900,000 |
| • In-Lieu Fees | \$ 300,000 |

Implementing Programs

1. **Residential Rehabilitation Programs:** The City offers three residential rehabilitation programs for lower income households both Citywide and within the Vista Townsite.
 - a. **Single-Family Residential Rehabilitation** - The City administers a Housing Rehabilitation Loan Program (HRLP) for low income (80 percent MFI) owner-occupants of single-family homes using Redevelopment Set-Aside Funds. Loans are available for up to 25 percent of the post-appraised property value. The City's HRLP is divided into two separate programs one for Vista Townsite and another citywide, in order to meet the specific needs of Townsite residents applying for the program. Program requirements within the Townsite are more lenient to encourage participation. Program components specific to the Townsite include waiver of minimum home equity and one-year residency requirements.
 - b. **Exterior Enhancement** - This program is an expansion of the Housing Rehabilitation Loan Program and includes loans for exterior improvements in the Vista Townsite Area. The program uses Redevelopment Set-Aside Funds to provide loans to low income households (80 percent MFI and below) of up to \$5,000 for exterior improvements such as painting, roofing, fencing, and landscaping. The program provides five-year deferred loans with 20 percent of the loan forgiven on a yearly basis.
 - c. **Home Works!** This program is provided by Freddie Mac through participating lenders. The lender provides 1st and 2nd mortgages for low income purchasers. Loans

cover both the mortgage and home rehabilitation costs, with the City providing gap financing for the rehabilitation component. Purchasers are required to contribute \$1,500 towards the downpayment.

- d. **Mobile Home Rehabilitation Grant** - Vista's Mobile Home Rehabilitation Grant provides \$10,000 deferred grants for a two year period. Eligible work items are covered under Title 25 Code Requirements, the State's requirements for the installation and administration of Mobile Homes and Mobile Parks. If the mobile home owner requires a grant greater than \$10,000 to meet Title 25 requirements, a higher grant amount can be issued. The Mobile Home Rehabilitation Grant is funded with HOME funds.

Five-Year Actions:

- The City's goal will be to provide rehabilitation assistance to 50 households through the Housing Rehabilitation Loan Program (Single Family Residential Rehabilitation and Exterior Enhancement components), and through Home Works!
- The City's goal will be to assist 15 to 16 mobile home owners annually through the Mobile Home Rehabilitation Grant Program.

2. **Mobile Home Park Program:** Three programs work to conserve affordable housing in Vista's mobile home parks, in addition to the mobile home rental assistance programs described under Program 3c.

- a. **Mobile Home Park Zoning** - The Mobile Home Park Zone is a mechanism within the City's Zoning Ordinance to preserve existing mobile home parks, requiring a legislative action by the City Council to change from mobile home park use. Property owners seeking to rezone a mobile home park or to change a mobile home park land use are required to prepare a Conversion Impact Report for consideration by the Council. The report must address the availability of adequate replacement space in mobile home parks, identify provisions for relocation of existing tenants, and identify whether loss of the mobile home park adversely affects availability of lower income housing in Vista.
- b. **Mobile Home Park Accord** - This accord between park owners and the City addresses affordability by limiting rent increases for certain units to changes in the Consumer Price Index and providing the means for dispute resolution between park tenants and owners.
- c. **Transfer of Mobile Home Park Ownership** - The City has participated in the transfer of ownership of three mobile home parks in order to maintain affordable space rents. Sycamore Creek Mobile Home Park is now owned by the City and the City has assisted non-profits to purchase both Estrella de Oro and Vista Manor Parks and maintained certain spaces as rent and/or income restricted.

Five-Year Actions:

- The City will continue to administer the Mobile Home Park Accord and seek to involve additional parks in the Accord.
- The City will continue to assist non-profits and/or residents to purchase mobile home parks in order to preserve affordable, well-maintained parks, including assistance to 72 households in Vista Manor.

3. Rental Assistance Programs: Several rental assistance programs are available to assist lower income households in Vista.

- a. **Section 8 Program** -The Section 8 rental assistance program extends rental subsidies to very low income (50 percent MFI) families and elderly who spend more than 50 percent of their income on rent, live in substandard housing, or have been displaced. The subsidy represents the difference between the excess of 30 percent of the monthly income and the allowable rent determined by the Section 8 program. Most Section 8 subsidies are issued in the form of vouchers and certificates which permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in an area, provided the tenants pay the extra rent increment. The City of Vista is under the jurisdiction of the San Diego County Housing Authority which administers the Section 8 Certificate/Voucher Program on behalf of the City.

Five-Year Actions:

- The City will continue to participate in San Diego County Housing Authority Section 8 Rental Assistance Voucher and Certificate Program and will support the County in any future applications to HUD for additional Section 8 allocation. Currently 415 families receive Section 8 assistance.
- b. **Tenant Based Rental Assistance (TBRA)** - The City administers a local Tenant Based Rental Assistance Program using County HOME Consortium funding. The program provides subsidies to very low income (50 percent MFI) households paying more than 50 percent of their income on rent, living in substandard housing, or have been displaced. The program is available to families for a two year period.

Five-Year Actions:

- The City will continue to administer the TBRA Program with the goal of providing rental assistance to 20 households for a five-year period.
- c. **Mobile Home Rental Assistance Programs** - The following three programs offer rental assistance to lower income mobile home park residents in Vista:
 - i. **Vista Mobile Home Assistance Program (VMAP)** - The City of Vista has initiated a locally-funded mobile home rental assistance program for families with incomes below 30% MFI. The program provides a \$50 monthly rental

subsidy and is funded by inclusionary zoning in-lieu fees. A total of eight mobile home parks currently participate in the program.

- ii. **Section 8 Rental Assistance** - The County Housing Authority administers a Section 8 Rental Assistance Program specifically for low income and senior mobile home occupants. These households are eligible to receive a monthly rent subsidy to assist in mobile home park space rents. Reimbursement of the rent subsidies is paid directly to the park owners. The mobile home resident may live in any park in the County, and rents are restricted to fair market levels. However, this program requires the mobile home park owner to co-sign the subsidy contracts with the tenants, and if the park owner chooses not to sign a pledge to abide by HUD guidelines, residents of the park cannot qualify for the subsidy.
- iii. **HUD Mobile Home Rental Subsidy Pilot Program** - HUD is currently conducting a pilot mobile home rental subsidy program in San Diego County. This pilot program eliminates the requirement for participation by the park owners required under the Section 8 program. Income-qualified tenants participating in the program can receive direct subsidies from HUD to cover the difference between the space rent and 30 percent of their net household income. This pilot program will continue through 2004, at which time it will be evaluated for nationwide implementation.

Five-Year Actions:

- The City's goal is to provide funding for rental assistance to serve 100 households over a five year period through the Vista Mobile Home Assistance Program.
4. **Home Sharing:** North County Lifeline administers a home sharing program in Vista that is designed to address the needs of seniors by assisting them in locating roommates to share existing housing in the community. Services offered by the agency include information and referral, outreach, client counseling, placement, and follow-up. The additional rental income generated from the roommate can aid the home owner in meeting housing expenses, and the relatively low rental cost assists the roommate by providing a source of affordable housing.

The majority of the seniors that receive assistance are very low income. North County Lifeline indicates that housing costs are generally reduced to below 30 percent of resident income. Roommate matches are made for individuals living in mobile homes and single-family homes.

Five-Year Actions:

- The City of Vista will assist North County Lifeline to achieve 15 home sharing matches annually by providing free rent for the Agency and supporting the Agency in outreach efforts to the community. Each match will serve one senior household and a small family or individual household.

5. **Preservation of Assisted Housing at Risk of Converting to Market Rate:** In order to meet the housing needs of persons of all economic groups in Vista, the City must guard against the loss of housing units available to lower income households. A total of 75 units in two lower-income rental projects are at risk of conversion to market rate prior to July, 2009. The City's objective is to either retain or replace as low-income housing all "at risk" units in the City. The Vista Redevelopment Department will implement the following programs on an ongoing basis to conserve its affordable housing stock.
- a. **Monitor Units at Risk** - There are 75 units at risk in two housing projects, Rancho de Cortez and Pepperwood. The 26 units in the Rancho de Cortez project maintain Section 8 contracts that are due to expire by 2009. Section 8 subsidies for these units are renewed on an annual basis and may not be renewed in the future due either to lack of funding at the HUD level or owner decision to opt out of the Section 8 program. The 49 units in the Pepperwood project are funded by a bond that will mature in 2005 at which time the owner may no longer be restricted in rental of units to low income households. In order to preserve and extend the life of low-income units in this project and other bond projects, the City can negotiate with the building owners to refinance the bonds.
 - b. **Work with Potential Purchasers** - The City will establish contact with public and non-profit agencies interested in purchasing and/or managing units at risk to inform them of the status of at-risk projects. Where feasible, the City of Vista will provide technical assistance to these organizations with respect to financing.
 - c. **Tenant Education** - The California Legislature passed AB 1701 in 1998, requiring property owners give a nine-month notice of their intent to opt out of low income use restrictions. The City will work with tenants of at-risk units by providing information regarding tenant rights and conversion procedures. The City will also inform tenants in "at risk" projects about Section 8 rent subsidies through the San Diego County Housing Authority, and other affordable housing opportunities in the City.
 - d. **Assist Tenants of Existing Rent Restricted Units to Obtain Priority Status on Section 8 Waiting List** - The San Diego County Housing Authority has established three categories of priority applicants to receive Section 8 certificates: 1) evicted or homeless households; 2) households living in substandard housing units; and 3) households paying more than 50 percent of income for rent and utilities. The City will assist tenants of "at risk" units to obtain priority status if there were a conversion to market rate and if tenants' income and housing costs meet eligibility requirements.
 - e. **Refinance Mortgage Revenue Bonds** - To ensure the affordability of bond-financed, income-restricted units the City can negotiate with project owners to refinance the bonds. This strategy will be successful only if the City is able to create a bond structure that allows for below-market interest rates combined with other incentives.

Five-Year Actions:

- The City will monitor the status of HUD Notices of Intent and Plans of Action filed by property owners; identify non-profit organizations as potential purchasers/managers of at-risk housing units; explore potential funding sources for preservation/replacement; and assist tenants to apply for priority status in the Section 8 program upon notification of owners' decision to discontinue low-income use.
- The City will explore the refinancing of mortgage revenue bonds for bond-financed, income and rent restricted units in Vista as bond projects' terms finish.

6. **Relocation and Replacement Housing Plans:** California Redevelopment Law requires that when residential units providing housing for low and moderate income households are demolished or removed from the affordable housing stock as part of a redevelopment project, the agency must replace those units within four years after they are demolished or removed. Relocation assistance must be provided to households either temporarily or permanently displaced by a redevelopment project.

The replacement housing obligation is only triggered where units are destroyed or removed by a redevelopment project which is subject to a written agreement with the agency or where financial assistance has been provided by the agency.

A "replacement housing plan" is required at least thirty days prior to adopting a disposition or owner participation agreement which would result in the removal of low and moderate income units. Among other things, the replacement housing plan outlines the general location of the replacement housing and sets forth an adequate means of obtaining the development of the replacement housing.

Five-Year Actions:

- The Vista Redevelopment Agency will implement the required relocation and replacement housing plans as necessary to guide relocation and replacement housing activities.
7. **Condominium Conversion Ordinance:** The City adopted a condominium conversion ordinance as a mechanism to protect the City's current stock of affordable rental housing. Section 18.60.040 and 18.60.050 of the Ordinance requires a conversion project to meet current requirements of uniform building and zoning codes including on-site parking requirements. Further, the City may impose additional requirements in order to protect affordable housing such as a provision to reserve or sell up to six percent of the units for lower income families and/or payment for the relocation expenses of these families. The City may accept a land dedication and/or in lieu fee for this lower income housing provision.

Five-Year Actions:

- The City will continue to administer the existing Condominium Conversion Ordinance to protect the stock of affordable rental housing and the rights of low-income tenants.

Priority 1.2: Provide Adequate Residential Sites

Supporting Rationale

A key element in satisfying the housing needs of all Vista's residents is to provide adequate sites for all types, sizes and prices of housing. Both the general plan and zoning ordinance dictate where housing may locate thereby affecting the supply of land available for housing. While the City of Vista has limited undeveloped acreage remaining within the City's boundaries, the City's zoning allows for intensification in certain underdeveloped neighborhoods. Combined with growth potential in several target housing sites, the City has designated adequate sites to fulfill its regional housing needs requirements.

Priority Needs/Target Groups

High Priority is assigned to providing adequate residential sites to address the City's share of regional housing growth needs, defined as 2,744 units during the 1999-2004 period. The City has also determined that establishment of emergency shelters, transitional shelters, and permanent housing is a High Priority Need for individuals and families with children.

Objectives Summary

Due to the nature of planning and administrative activities, objectives are not quantifiable.

Resources Summary

Planning and administrative activities are funded through the general fund.

Implementing Programs

1. **Target Housing Site:** In addition to sites currently zoned residential, the City has identified a target site for potential rezoning to accommodate residential development with an affordable housing component. The target housing site is the 48 acre Hacienda site. Proposals under consideration are for a mixed income residential project with densities ranging from 7 to 21 units per acre.

Five-Year Actions:

- The City proposes to rezone the Hacienda site (currently under City ownership) for residential development to provide additional opportunities for affordable housing development.
2. **Homeless Shelters and Transitional Housing:** While the City has typically been host to a temporary winter shelter for four months a year, there are no permanent emergency shelters in the City of Vista. There are however approximately 200 transitional shelter beds in Vista serving a variety of special needs populations. The following programs define the City's approach to providing sites for both emergency shelters and transitional housing facilities.

- a. **Sites for Transitional Housing (six or fewer)** - Pursuant to state law, a residential facility for six or fewer persons may not be treated differently than family dwellings of the same type in the same zone. A residential facility is defined as any family home, group care facility, or similar facility for 24-hour non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activity of daily living or for the protection of the individual. A residential facility also includes a foster family home, small family home, social rehabilitation facility, community treatment facility, and transitional shelter care facility. Therefore, small group homes for six or fewer persons can be located in any of the City's residential districts by right.
- b. **Sites for Transitional Housing/Emergency Shelters (seven or more)** - Vista's Zoning Ordinance permits transitional housing for battered/abused women and their children in all residential zones subject to a Minor Use Permit. Transitional facilities are limited to six or fewer adults, with unlimited dependent children. The facility must be operated or authorized by a governmental agency. Residential care facilities with more than six persons are permitted in all residential zones subject to a Special Use Permit. Section 18.58.100 of the Zoning Code identifies specific provisions to encourage and facilitate the development of residential care facilities in Vista, including development standards and locational criteria.

The City's zoning code does not currently define or specifically allow for emergency shelters. "Rescue missions" are currently permitted in the City's commercial and manufacturing zones subject to a Special Use Permit.

Five-Year Actions:

- The City will continue to seek a site for a permanent regional shelter either within Vista or the nearby North County region.
- The City of Vista will revise the zoning code to more clearly define and provide for emergency shelters in order to facilitate future establishment of a permanent emergency shelter.

Priority 1.3: Assist in Affordable Housing Production

Supporting Rationale

New construction is typically a major source of housing for prospective homeowners and renters. Vista has zoned sufficient residential land to provide sites to fulfill the City's regional share of housing needs, and will facilitate the production of affordable housing through a variety of programs presented in this section.

The City's land use policies are designed to maintain the predominantly rural residential nature of the community and a majority of land is reserved for single family residential use. The City does however provide for higher density residential uses primarily just outside the downtown area.

Homeownership is seen as a way to promote community development. Homeowners tend to have a deeper sense of pride in their home and neighborhood, invest money to maintain their properties, pay taxes, participate in neighborhood organizations, and provide a stable work force.

The City is committed to enhancing home ownership both citywide and specifically within the Townsite, and supports several programs to assist potential homeowners in purchasing their first home.

Priority Needs/Target Groups

High Priority is assigned to addressing the affordability needs of very low income owners and renters (0-50 percent MFI) with a housing cost burden greater than 50 percent of their income. Medium Priority is given to the low income owners and renters (51-80 percent MFI) with more than a 50 percent cost burden and very low income owners and renters (0-50 percent) with a cost burden of greater than 30 percent.

Objectives Summary

248 Housing Units:

- New construction of 123 units
- VHOP assistance to 75 households
- Identify 20 homes for SER/Jobs for Progress FHA 203(k) program
- Mortgage Credit Certificate (MCC) for 30 households

Resources Summary

Redevelopment Set Aside \$2,525,000

Implementing Programs

1. **Inclusionary Zoning Ordinance:** The City has an adopted inclusionary housing ordinance within its Zoning Code that requires six percent of new units on land zoned for multi-family residential development to be reserved for low income households (80 percent MFI). Single family development constructed within a Multiple Residential (RM) zone is also subject to the City's inclusionary regulations. The City ordinance provides for the option of land dedication or payment of an in-lieu fee as an alternative to provision of on-site affordable units. In practice, almost all developers choose to fulfill their inclusionary housing obligation through payment of the in-lieu fee.

Since there is a limited amount of multi-family housing remaining to be developed in the City, the City's inclusionary housing ordinance would have far greater application if it were expanded to include single family housing as well. Moreover, the six percent inclusionary requirement is limited in terms of the amount of affordable housing that will be produced. The majority of jurisdictions with inclusionary ordinances require between 10 and 15 percent of units be reserved for low income households.

Five-Year Actions:

- The City will undertake a thorough review of affordable housing performance under the current Inclusionary Zoning Ordinance, and make appropriate revisions to enhance the Ordinance's effectiveness.

2. Financial Assistance for Affordable Housing Development

- a) **Land Assemblage and Write-Down:** The City can utilize CDBG, HOME, and redevelopment monies to write-down the cost of land for the development of low and moderate income housing. The intent of this program is to reduce land costs to the point that it becomes economically feasible for the private developer to build units affordable to low and moderate income households. As part of the land write-down program, the City may also assist in acquiring and assembling property and in subsidizing on-site and off-site improvements.

The City utilized a land write-down by assisting with the land purchase for the Hidden Valley Senior Apartment Project and anticipates utilizing this tool to support affordable housing in other areas. The City will maintain an inventory of City-owned sites, provide the inventory to developers, and encourage development of affordable housing on City/Commission owned land.

- b) **Direct Financial Assistance:** Vista has allocated Redevelopment Set-Aside funds to provide direct financial assistance in support of affordable housing development. Where direct assistance is provided, assistance will be targeted to lower income households earning less than 80% MFI, and the City will seek to contribute no greater than 20% of the gap financing toward a project. The Vista Community Development Commission is currently considering issuance of an Agency Housing Bond, which would provide a significant additional funding source for affordable housing production.

Five-Year Actions:

- The City's 5 year goal is to support the development of 123 units of affordable housing through land write-downs and direct financial assistance.

- 3. **Multi-Family Acquisition and Rehabilitation:** Under an acquisition/rehabilitation program, the City could provide gap financing to developers to purchase distressed multi-family rental properties, undertake rehabilitation improvements, and provide long-term affordability covenants. Included in acquisition/rehabilitation costs would be relocation assistance to existing tenants who would have to be either temporarily or permanently relocated. Income-qualified tenants would then be moved back into the project after rehabilitation, and rents would be restricted to affordable levels.

The City could focus an acquisition/rehabilitation program in the Vista Townsite to complement the area's Neighborhood Revitalization Strategy.

Five-Year Actions:

- The City will pursue implementation of a program for acquisition/rehabilitation of multi-family housing that would include partnering with a non-profit developer and providing funding through Redevelopment-Set-Aside funds.
4. **Vista Home Ownership Programs (VHOP):** The Vista Home Ownership Program (VHOP) is divided into the following three down payment assistance programs targeting different Vista Townsite populations.
- a. **Down Payment Program (DPP)** - This program is designed to encourage homeownership in general, but particularly within the Vista Townsite. Renters with incomes at or below 80 percent MFI who want to purchase a home within the Vista Townsite are eligible for a maximum loan of \$10,000 to be used for down payment or closing costs. This is a deferred loan, a portion of which is forgiven after ten years.
 - b. **Renter/Buyer Program** - This program is designed so that renters in the Vista Townsite may purchase the homes in which they reside. Renters with incomes at or below 80 percent MFI are eligible for a maximum loan of \$35,000 that can be used for down payment and/or closing costs. The loan is a deferred loan due on sale, transfer, or refinance of the property.
 - c. **FHA/203K Program:** This program is administered by SER/Jobs for Progress to acquire and rehabilitate distressed properties. Funds from this program can be used along with DPP funds for downpayment assistance. The City may assist SER by notifying the agency of dilapidated, vacant houses within the Townsite.
 - d. **Lease-to-Own Program:** This program involves tax-exempt bond issues and private long-term mortgage financing. The City participates in a joint powers authority in order to issue tax-exempt bonds to buy homes. Households earning up to 140 percent MFI can participate in the program to purchase new or existing single family, owner-occupied housing. Under this program, the lease-purchasers contribute the first month's rent and an initial fee equal to one percent of the home's purchase price. The lease-purchasers then make monthly payments roughly equivalent to mortgage payments. After three years, the lease-purchasers can purchase the homes and assume the mortgage. The joint powers authority contributes a three percent down and pays closing costs. Vista will coordinate with other interested cities in San Diego County to explore the feasibility of implementing the lease-to-own program locally.

Five-Year Actions:

- The City plans to provide assistance to 15 households annually through Vista Home Ownership Programs (VHOP).
- The City will assist SER/Jobs for Progress by identifying houses for acquisition and rehabilitation. Approximately four homes will be rehabilitated annually and resold to low-income home buyers in this program.

5. **Mortgage Credit Certificates:** The Mortgage Credit Certificate (MCC) is a way for the City to further leverage homeownership assistance. MCCs are certificates issued to income qualified first-time home buyers authorizing the household to take a credit against federal income taxes of up to 20 percent of the annual mortgage interest paid. The mortgage payments are used to repay the bonds; there is no City guarantee required. The City is a part of a coalition consisting of the County of San Diego and several other cities in providing MCCs to income-qualified first-time home buyers. The coalition hires a non-profit to administer the program and the City contributes to the administration costs annually using redevelopment set-aside funds. First-time home buyers who are interested in the MCC program are referred by the City to the consultant.

Five-Year Actions:

- The City will continue participating in the Mortgage Credit Certificate (MCC) program. The City estimates receiving at least 30 certificates over the five year period.

Priority 1.4: Remove Potential Governmental Constraints

Supporting Rationale

State and federal laws require the City address, where appropriate and legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing.

Priority Needs/Target Groups

Affordable and decent housing should be available for all income groups and household types.

Objectives Summary

Due to the nature of planning activities associated with removal of governmental constraints, objectives are not quantifiable.

Resources Summary

Planning and administrative activities are funded through the City's General Fund.

Implementing Programs

1. **Zoning Ordinance:** The Zoning Ordinance is designed to maintain the prevailing rural residential nature of the City with two-thirds of the City's residential land dedicated to single family housing. However, the City has attempted to facilitate the conservation and development of higher residential densities and affordable housing through:
- Provision for factory-built housing in all residential zones
 - Provision for second units
 - Mobile Home Park Zoning
 - Planned Residential Development (PRD) Overlay Zone
 - Incentives for housing senior and disabled persons in residential care facilities

- Provisions for transitional shelter for battered women and their children

Five-Year Actions:

- The City will continue to monitor the City's Zoning Ordinance to ensure standards do not excessively constrain affordable residential development.
2. **Development Fees:** The City charges various fees and assessments to cover the costs of processing permits and to provide services and facilities to the project. The City's development fees continue to be among the lowest in San Diego County. Nevertheless, development fees still contribute to the cost of housing. The City may offer to reduce development fees for affordable and senior housing projects.

Five-Year Actions:

- The City will continue to monitor all residential development fees to assess their impact on housing costs, and may offer financial assistance to affordable housing projects to offset the cost impact of development fees.
3. **Planned Residential Development (PRD):** The PRD ordinance permits greater flexibility in the design of residential areas by allowing for an averaging of densities on a given site in keeping with the requirements of the General Plan density for a site.

Five-Year Action:

- The City will continue to encourage flexibility in density and design through the Planned Residential Development (PRD) Ordinance.
4. **Expedited Project Review:** In accordance with the State Streamlining Review Act, Vista attempts to complete the permitting process for residential projects within 180 days. Further, the City has prioritized the review of affordable housing projects. Since a community's evaluation and review process for housing projects contributes to housing cost because holding costs incurred by developers are ultimately reflected in the unit's selling price, City action that shortens the review time encourages affordable housing unit development.

Five-Year Action:

- The City will continue to prioritize the review of affordable housing projects and streamline the permitting process.

Priority 1.5: Promote Equal Housing Opportunities

Supporting Rationale

In order to make adequate provision for the housing needs of all economic segments of the community, the Housing Element and Community Revitalization Plan must include actions that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability.

Priority Needs/Target Groups

High Priority is assigned to providing fair housing counseling, and other actions that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability.

Objectives Summary

Due to the nature of planning and administrative activities associated with the provision of fair housing services, objectives are not quantifiable.

Resources Summary

CDBG \$115,000

Implementing Programs

1. **Fair Housing:** Previously the City's Fair Housing Program was provided by Heartland Human Relations. Since 1996 Vista has administered its own Fair Housing Program. The City's Fair Housing activities are:

- respond to all citizen complaints regarding violations of the fair housing laws;
- promote community awareness of fair housing;
- implement Fair Housing Action Plan in response to the Analysis of Impediments (AI)

In addition, specific actions to address potential fair housing impediments are incorporated in the Fair Housing Section of this Housing Element/Community Revitalization Plan document (see Section 3.7).

Five-Year Actions:

- The City will continue to comply with the fair housing planning requirements of the CDBG and HOME programs, including updating the Analysis of Impediments (AI) to Fair Housing Choice every five years and incorporating actions to address any impediments in its annual Action Plans to HUD. The City will also participate in the regional Fair Housing Assessment being conducted region-wide in 2000.

Housing Needs

Renter		Need Level	Units	Estimated \$
Small Related	0 - 30% of MFI	High	13	\$105,000
	31 - 50% of MFI	High	38	\$705,000
	51 - 80% of MFI	Med	50	\$840,000
Large Related	0 - 30% of MFI	High	14	\$110,000
	31 - 50% of MFI	High	38	\$705,000
	51 - 80% of MFI	Med	50	\$840,000
Elderly	0 - 30% of MFI	High	13	\$105,000
	31 - 50% of MFI	High	23	\$345,000
	51 - 80% of MFI	Med	10	\$240,000
All Other	0 - 30% of MFI	High	13	\$105,000
	31 - 50% of MFI	High	28	\$465,000
	51 - 80% of MFI	Med	40	\$600,000
Owner				
	0 - 30% of MFI	High	64	\$300,000
	31 - 50% of MFI	High	104	\$725,000
	51 - 80% of MFI	High	43	\$660,000

4.4.2 Homeless Needs

The Continuum of Care Gaps Analysis Table following this section is based on the total estimated unmet need for homeless facilities and services in San Diego County exclusive of the City of San Diego.

Priority 2.1: Evaluate Support Facilities and Service Needs of the Homeless and Near Homeless, and Identify Appropriate Agencies and Resources.

Supporting Rationale

While precise estimates of homeless vary dramatically, it is generally agreed that a significant number of homeless day laborers and migrant farm workers reside in Vista, with a smaller segment of urban homeless in the City. Because there are no emergency shelter facilities within Vista, there are few options for basic, temporary, overnight options for homeless. For longer term housing combined with support services, there are over 200 beds available within the City for special needs households including victims of domestic violence, persons with drug and/or alcohol dependencies, and migrant farmworkers within the City.

In addition to persons who are currently homeless approximately 87 percent of the City's extremely low income households (0-30 percent MFI) are paying more than 50 percent of their income on housing. These households, upon loss of employment, would be at imminent danger of losing their housing. Emergency shelter, rental assistance, job training, and other support services for homeless prevention and intervention are much needed in the City.

Priority Needs/Target Groups

The City of Vista has established a High Priority Need for almost all homeless needs including outreach/assessment, emergency shelters, transitional shelters, and permanent housing. Permanent supportive housing is a High Priority Need for special needs persons, as they are most dependent on supportive services.

Objectives Summary

Provide homeless services for 55,000 individuals.

Resources Summary

CDBG \$155,000

Implementing Programs

1. **Continuum of Care for the Homeless:** Vista participates in regional coalitions to provide coordinated efforts to address homeless issues in the North County area through a continuum of care model. This model includes the following components:
 - outreach intake assessment
 - emergency shelter

- transitional housing
- permanent supportive housing
- permanent housing
- employment supportive services

Vista has a well-developed non-profit community which provides a range of services for the homeless. The City supports these non-profit organizations to provide a variety of supportive services to the homeless and those who are at risk of becoming homeless due to emergency circumstances. These services include: case management; housing counseling; temporary shelter; hotel and motel vouchers; emergency food and transportation; clothing; and job search assistance. The component in the continuum of care model considered most lacking by non-profits active in Vista is permanent affordable housing for homeless needing to move from a transitional housing program.

Through the Section 8 Rental Assistance and Tenant Based Rental Assistance Programs, the City is able to address the needs of some very low income (0-50 percent MFI) households that overpay for housing and are in eminent danger of becoming homeless, although the need for rental assistance far surpasses the supply of rent vouchers available. The City will continue to support the development of permanent affordable housing as a means of moving people out of homelessness and of preventing very low income persons from becoming homeless.

Five-Year Actions:

- Close the gaps in homeless services, with the continuum of service model, including increasing outreach to day laborers and farm workers, establishing a regional permanent 24-hour emergency shelter, maintaining an employment center, and developing transitional housing. Maintain present level of homeless services.
- The City will continue to fund social service agencies who serve Vista's homeless population by providing basic essential services with case management with a goal of serving 11,000 individuals annually.
- The City will utilize Redevelopment-Set-Aside funds to provide permanent affordable housing through new construction and multi-family acquisition/rehabilitation.

Continuum of Care: Gaps Analysis - Individuals

Beds/Units				
	Estimated Needs	Current Inventory	Unmet Need/ Gap	Relative Priority
Emergency Shelter	67	47	20	Med
Transitional Housing	5,659	505	5,154	High
Permanent Housing	1,624	176	1,448	High
Total	7,350	728	6,622	

Estimated Supportive Services Slots				
Job Training	5,539	650	4,889	High
Case Management	6,275	700	5,575	High
Substance Abuse Treatment	855	158	697	High
Mental Health Care	735	111	624	High
Housing Placement	5,726	300	5,426	High
Life Skills Training	6,400	507	5,893	High

Estimated Sub-Populations				
Chronic Substance Abusers	2,264	454	1,810	High
Seriously Mentally Ill	735	122	613	High
Dually-Diagnosed	88	7	81	High
Veterans	600	38	562	High
Persons with HIV/AIDS	135	61	74	Med
Victims of Domestic Violence	75	0	75	Med
Youth	350	97	253	High

Continuum of Care: Gaps Analysis - Persons in Families with Children

Beds/Units

	Estimated Needs	Current Inventory	Unmet Need/ Gap	Relative Priority
Emergency Shelter	134	110	24	Med
Transitional Housing	842	782	60	Med
Permanent Housing	174	114	60	High
Total	1,150	1,006	144	

Estimated Supportive Services Slots

Job Training	926	400	526	High
Case Management	1,038	900	138	Med
Child Care	1,150	600	550	High
Substance Abuse Treatment	460	250	210	High
Mental Health Care	115	0	115	High
Housing Placement	926	600	326	High
Life Skills Training	800	375	425	Med
Other Categories				
Transportation	1,038	200	838	High

Estimated Sub-Populations

Chronic Substance Abusers	460	259	201	High
Seriously Mentally Ill	115	0	115	High
Dually-Diagnosed	8	0	8	High
Veterans	60	0	60	High
Persons with HIV/AIDS	23	0	23	High
Victims of Domestic Violence	200	151	49	High

4.4.3 Persons with Special Needs

The Special Needs/Non-Homeless Priority Needs Table which follows is based on the City of Vista's five-year CDBG allocation and expenditures. The "Estimated \$" is derived from CDBG programmatic expenditures that specifically target each of these groups.

Priority 3.1: Provide Housing Assistance and Supportive Services to Lower Income Households with Special Needs.

Supporting Rationale

Special needs populations in Vista include the elderly and frail elderly, the disabled, persons with alcohol and drug addictions, and persons with HIV/AIDS. These groups typically live with fixed or no incomes. Many rely on some form of public assistance to provide affordable housing and supportive services.

Approximately 15 percent of Vista's households are headed by seniors, and 2,824 (29 percent) of these senior households are lower income. Among these lower income senior households, 44 percent of owners and 78 percent of renters experienced housing problems such as overpayment and inadequate housing.

The 1990 Census estimates that 4,230 residents in Vista have work, transportation, and/or self-care limitations, comprising 5.9 percent of the population. Particularly for these with physical disabilities, there is great difficulty finding appropriate and affordable housing.

Based on general estimates, between 8,300 and 9,100 men and women in Vista may have moderate to severe drinking problems. Many are also drug abusers. Supportive services are needed to rehabilitate these people to a responsible lifestyle.

While there is no evidence of a significant number of persons with HIV and AIDS in Vista, this group typically experiences the most difficulty in finding housing and services due to the stigmatism associated with the disease. According to the San Diego County Health and Human Services Agency, as of December 1998, there have been 124 AIDS cases recorded in Vista, and estimates are that approximately 300 persons may be infected with HIV.

Priority Needs/Target Groups

High Priority is assigned to addressing the housing and supportive service needs of lower income elderly households, the disabled, persons with alcohol and other drug addictions, and persons with HIV/AIDS.

Objectives Summary

Services for 1,200 special needs, lower income households or individuals.

Resources Summary

CDBG \$380,000

Implementing Programs

1. **Supportive Services:** The City may use CDBG funds to provide a variety of supportive services for the elderly, disabled, persons with alcohol/drug abuse problems, and persons with HIV/AIDS. Needed services may include: counseling; rehabilitation; case management; in-home services; health services; information and referral; job training and placement; and transportation.

Five-Year Actions:

- Provide case management services and basic essentials to seniors, homeless and disabled.
2. **Special Needs Housing:** Through a variety of housing programs (see Section 4.4.1, Housing), the City seeks to provide affordable housing opportunities for those with special needs. These programs include:
 - Section 8 Rental Assistance
 - Home Sharing
 - Mobile Home Rental Assistance
 - Mobile Home Rehabilitation Grant
 - Fair Housing

Five-Year Actions:

- Refer to program actions established under Section 4.4.1, Housing.

Special Needs/Non-Homeless

Sub-Populations

	Priority Need	Estimated \$
Elderly	High	\$225,000
Frail Elderly	High	\$100,000
Severe Mental Illness	Med	\$0
Developmentally Disabled	Med	\$0
Physically Disabled	Med	\$0
Persons with Alcohol/Other Drug Addiction	High	\$100,000
Persons with HIV/AIDS	High	\$50,000
TOTAL		\$475,000

4.4.4 Community Development

This section focuses on Vista's potential use of CDBG funds to address the identified community development needs in the City. Under HUD regulations, CDBG funds may be used to provide services and facilities that benefit primarily those residents earning up to 80 percent of the Area Median Family Income, defined in this Housing Element and Community Revitalization Plan as Low Income residents. CDBG funds may also be used to provide or improve facilities located in areas where the majority of the population (51 percent) earns up to 80 percent of the Area Median Income, defined in the Housing Element and Community Revitalization Plan as the Low Income Target Areas.

The *Community Development Priority Needs Table* at the end of this section has been developed based on Vista's estimated five-year CDBG allocation and expenditures for programs that meet community needs. A large proportion of CDBG funds will be directed toward public services, particularly employment training and health services as well as senior and youth programs. Other significant expenditures of CDBG funding will be repayment of Section 108 loan principal and program administration.

Priority 4.1: Revitalize the Vista Townsite Area through a comprehensive "revitalization strategy" that includes housing rehabilitation and homeownership programs, neighborhood improvements, community facilities, economic development, crime prevention and service provision.

Supporting Rationale

The Vista Townsite has been identified as an area with a high degree of social and physical problems. One quarter of Townsite Area households have incomes below the poverty level and unemployment rates of over 12 percent.

To address these issues, a strategy has been implemented that encompasses a variety of programs including: neighborhood improvements, development of a community service center, economic development, social and health service programs, and crime prevention programs. Many of the City's established housing and community development programs have been specifically tailored to better serve the particular needs of Vista Townsite residents.

Housing programs which serve the Vista Townsite Area are detailed in Section 4.4.1, Housing Needs. The following section presents the range of programs which comprise the community development aspect of the Townsite revitalization strategy.

Priority Needs/Target Groups

High Priority groups targeted by the Vista Townsite Strategy include low and moderate income residents living in the project area, with a particular emphasis on special needs populations including the elderly, at-risk youth, persons with drug and alcohol addictions, and disabled persons.

Objectives Summary

Job Training services for 1,200 individuals.

- Jobs for 300 Townsite residents
- 25-40 new businesses in Townsite

Other activities due to their nature do not have quantifiable objectives.

Resources Summary

CDBG \$645,000

CDBG \$970,000 (Townsite only)

Section 108 Loan \$5,675,000

Implementing Programs

1. **Crime Prevention:** Crime prevention efforts are focused in the Vista Townsite Area, particularly the Raintree Park Area. In addition to direct police enforcement and community policing activities, crime prevention is also addressed through CDBG funded employment/ job training and drug prevention programs.
 - a. **Vista Employment and Training Center (VETC):** The City will support the VETC center to be used for employment and job training programs run by a number of different social service providers such as North County Council on Aging, North County Lifeline, and SER/Jobs for Progress.
2. **Neighborhood Revitalization Strategy:** This economic development strategy has the goal of increasing the flow of income into the Townsite area through:
 - Lowering the unemployment rate from 10% to 5.7% by providing jobs to 300 unemployed persons,
 - Increasing neighborhood businesses by 10%, including downtown redevelopment, and eliminating illegal vendors,
 - Increasing educational classes in the Area by 50%,
 - Establishing a Community-Based Development Organization.
3. **Infrastructure Improvements:** In addition to a variety of funds used Citywide to support infrastructure maintenance and improvements, CDBG funds are targeted in the Townsite to upgrade aging infrastructure in the area.
 - a. **Block Improvement Program:** The Block Improvement Program with Washington Mutual Bank and SER involves City matching of bank funds to provide capital for exterior improvements such as landscaping, yards, painting, fencing, and street improvements in the Vista Townsite Area.

4. **Planning Activities:** The City funds the Vista Townsite Community Partnership, the community-based development organization which works with City staff and non-profits to coordinate revitalization activities within the Vista Townsite Area.
5. **Rehabilitation and Construction of Community Facilities:** The City has invested CDBG funds in the rehabilitation, construction and/or expansion of various community facilities in the Vista Townsite Area including: Vista Community Clinic, Jefferson Street Community Center, Boys and Girls Club Rehabilitation, Vista Community Clinic Expansion, and Vista Employment and Training Center (VETC). During the five-year time frame of this Plan, the City will convert the Jefferson Street Senior Center into a comprehensive community center (upon completion of the expansion of the Brengle Terrace Senior Center). Furthermore, the City will explore additional recreational opportunities in the Townsite.
6. **Community Services:** Community services targeted to the Vista Townsite Area are provided by organizations associated with the Vista Employment and Training Center and Jefferson Street Center and cover many aspects of community services including: employment training, transportation services, health education and services, case management, provision of basic essentials, counseling, and recreational programs.
7. **Housing Programs:** The City provides targeted housing programs within the Townsite to foster homeownership and improve housing stock conditions (refer to Priorities 1.1-1.5). Improving housing in the Townsite will serve as a stabilizing force to further foster neighborhood revitalization.

Five-Year Actions:

- The City will fund community services in the Vista Townsite including: employment training, transportation services, health education and services, case management, provision of basic essentials, counseling, and recreational programs.
- The City will seek to attain the performance measures contained in the Neighborhood Revitalization Strategy through implementation of the following initiatives:
 - a. *Lower the unemployment rate from 10% to 5.7%.*
 - Establish an employment center based on the feasibility study completed by SER Jobs for Progress in December 1997. Coordinate with the Vista Village Business Association (WBA), Vista Chamber of Commerce, and the future businesses in the downtown to assure that training is appropriate for the jobs and to assist with the placement persons in the new service industry downtown.

- Establish a training center for technical jobs in conjunction with SER, technical schools, the VEDA, and the Vista Chamber of Commerce. This could be completed under the auspices of the newly established Community Based Development Organization (CBDO).
- Assist with the establishment of small businesses in the area through technical assistance, grants and loans. Coordinate with local financial institutions and administer through CBDO or a nonprofit organization.
- Encourage training programs in the construction trade in conjunction with the rehabilitation of houses in the Area, such as Youthbuild programs.

b. Increase neighborhood businesses by 10%.

- Support redevelopment project for downtown. Townsite Area includes most of the proposed redevelopment project. Utilize Section 108 loan to assist with land acquisition and project development with the goal of creating over 500 new jobs (25-40 businesses). Develop small business assistance program for persons desiring to lease the small speciality retail stores in the downtown.
- Establish small food business with the development of a food court in the Townsite Park. Coordinate with the Community Services Department and the Vista Townsite Area Partnership. (6-8 business)
- Assist families with the establishment of a community garden with the long-term goal of selling produce or other food-related products, such as salad dressing. At least 30 families would participate in the garden. (One business)
- Work with the Community Based Development Organization to establish in-home businesses in order to target the large population of full-time homemakers. Seek assistance from the U.S. Department of Labor. (Five businesses)
- Assist the development of new businesses on North Santa Fe Avenue with assistance from the Redevelopment Agency with loans for new construction or renovation of businesses. Expand the downtown Community Property Improvement Program to the businesses on North Santa Fe. Work with the U.S. Small Business Administration or the State loan guarantee programs to finance new business start ups. (10 businesses)
- Develop a program for North Santa Fe to provide free technical assistance including the provision of an architect or other professionals to consult on

business renovation. Provide technical assistance in the development of new businesses through the Small Business Development Center.

- Work with financial institutions in the City and San Diego County to provide assistance with start up financing. Work with the Small Business Finance Corporation and other financial institutions to assure loan programs are available.
- Support code enforcement activities through the establishment of an expanded enforcement project in the Area.

c. Increase educational classes in the Area by 50%.

- Establish the Jefferson Street Center as a Townsite Area community center. Build an expanded Senior Center at Brengle Terrace, moving the present senior center and freeing up the space for a community center. Social services, educational classes, and recreational opportunities would be offered in the new Center.
- Coordinate with the Creative Learning Center in the downtown to provide class opportunities for residents of the Area.

d. Establish a Community Based Development Organization.

- Most of the initiatives in the Townsite Area require an organization to provide the leadership, coordination and administration of the projects and programs. The Vista Townsite Area Partnership has been transformed from an informal coalition to a Community Based Development Organization (CBDO). Under the U.S. Department of Housing and Urban Development guidelines, a CBDO can use CDBG funding for a much larger variety of economic development activities and social service programs than normally allowed. For example, funding for social services by a CBDO does not count toward the 15% social services cap on the CDBG annual grant. Additional funding is also available from a large variety of agencies and foundations for economic development organizations.

Priority 4.2: Improve Public Safety through Crime Prevention Programs.

Supporting Rationale

Although crime is a concern citywide, this is particularly true in the Vista Townsite Area which is perceived to be a high-crime neighborhood.

Priority Needs/Target Groups

High Priority is assigned to anti-crime programs. However, because other sources of funding are used for direct police enforcement and community policing activities, the City directs CDBG funds to address crime prevention through economic development and job training programs, and programs for at-risk youth.

Objectives Summary

Drug prevention for 3,750 youth

Resources Summary

CDBG \$150,000

Implementing Programs

1. **Crime Awareness/Prevention Programs:** To improve public safety, Vista funds a variety of crime prevention programs including a community policing program, neighborhood watch, Crime Free Multifamily Housing program, and a volunteer senior patrol. The Sheriff's Department focuses on graffiti removal, abandoned houses, drug and gang activity. As mentioned above, CDBG funded activities which support the City's overall strategy for crime prevention include economic development and job training activities, and programs for at-risk youth.

Five-Year Actions:

- CDBG funded anti-crime programs will focus economic development, job training and youth programs (see Priority 4.3, Provide for the Economic Development Needs of Low Income Target Areas).

Priority 4.3: Provide for the Economic Development Needs of Lower Income Residents.

Supporting Rationale

Unemployment levels among Vista residents have historically been higher than in the County overall, with current (1998) unemployment levels at 4.4 percent in the City and 3.9 percent in the County. Also, approximately 11.7 percent of Vista residents were identified by the 1990 Census as living below the poverty level.

Priority Needs/Target Groups

High Priority is assigned to addressing the economic development needs of lower income households. Activity funding to meet this need differs from area to area. In the Downtown, this has resulted in funding the Vista Village Downtown Redevelopment Project. In the Vista Townsite and through the Neighborhood Revitalization Strategy, the focus is on employment training and capacity building of non-profits. Additional High Priority economic development activities include technical assistance, micro-enterprise assistance, and financial assistance to businesses.

Objectives Summary

Create 760 new jobs.

Resources Summary

CDBG \$2,600,000

Section 108 Loan \$5,675,000

Implementing Programs

1. **Neighborhood Revitalization Strategy:** This program is described in detail under Priority 4.1, Revitalize the Vista Townsite Area. The Strategy is funded through the CDBG program.
2. **Vista Village Downtown Redevelopment Project:** Vista Village is the planned development of a major 37 acre mixed-use project including a multi-plex theatre, restaurants and retail. The project will replace existing, aging developments with high employment-generating uses. Over 760 new jobs will be created. The City's goal is to provide at least 300 of these new jobs to Townsite Area residents to reduce the unemployment rate from 10% to 5.7% in the area.
3. **Commercial Property Improvement Program:** This program provides facade improvement rebates of up to \$10,000 or low-interest loans to small business and property owners in the downtown area.
4. **Coordination with Other Agencies:** A number of public, quasi-public, and non-profit organizations provide economic development and job training services in Vista. These include the Regional Occupational Program (ROP), San Diego Workforce Partnership, SER/Jobs for Progress, North County Council on Aging, Youthbuild, and North County Lifeline. The Vista Employment and Training Center (VETC) is a center managed jointly by several of these entities to provide educational opportunities for residents of the area.

Five-Year Actions:

- The City will fund the Neighborhood Revitalization Strategy and other economic development activities in the Vista Townsite area (refer to Priority 4.1, Revitalize the Vista Townsite Area).

Priority 4.4: Provide for Needed Infrastructure Improvements in Low Income Target Areas.

Supporting Rationale

In the City's low and moderate income areas, particularly the Vista Townsite, there is a need for a comprehensive revitalization strategy that includes infrastructure rehabilitation and maintenance.

Priority Needs/Target Groups

High Priority is assigned to street and sidewalk improvements in the Vista Townsite Area as part of the comprehensive revitalization strategy.

Objectives Summary

Objectives are not quantifiable (*See Priority 4.1*)

Resources Summary

CDBG (See Priority 4.1)

Implementing Programs

1. **Street and Sidewalk Improvements:** Vista has a comprehensive Pavement Management system under which arterial streets are rated every two years and minor streets every four years in order to prioritize street improvement and maintenance. The primary focus of street improvement activity has been in the Vista Townsite Area. Work in the area has included curb, gutter, sidewalk and street improvements including placement of street lights, widening of streets, and median construction.

Five-Year Actions:

- CDBG funds will be used to supplement other funding sources to provide continuing needed street and sidewalk improvements in the Townsite.

Priority 4.5: Provide for Necessary Planning Activities to Develop Both Housing and Community Development Plans to Address Anticipated Needs.

Supporting Rationale

To ensure the effective use of limited CDBG resources, the City needs to better understand its housing and community development needs. Preparation of the Five-Year Community Revitalization Plan and annual updates allows the City to address the community's changing needs. Continued outreach to the City's low and moderate income households should be conducted as part of the CDBG program's required citizen participation process. City staff should be abreast of current CDBG program requirements and future program development through attending training and meetings with related agencies.

Priority Needs/Target Groups

High Priority is assigned to the preparation of plans to address the community's housing and community development needs. High Priority is assigned to the provision of fair housing services.

Objectives Summary

Due to the nature of planning and administrative activities, objectives are not quantifiable.

Resources Summary

CDBG \$1,150,000

Implementing Programs

1. **CDBG Administration:** Up to 20 percent of CDBG funds can be used to support the general administration of CDBG programs by the Redevelopment and Housing Department. Administration funds can be used to provide publication of required public notices; attendance at training and meetings; preparation and implementation of the Community Revitalization Plan; annual Consolidated Annual Performance Evaluation and Reporting (CAPER); annual financial audit; and other administrative costs.
2. **Fair Housing:** The City has administered its own Fair Housing Program since 1996 (see Priority 1.5, Promote Equal Housing Opportunities for listing of Fair Housing activities).

Five-Year Actions:

- The City will allocate CDBG funds for administration of the Fair Housing program.

Priority 4.6: Provide for New Public Facilities and Improve the Quality of Existing Public Facilities to Serve Those of Lower Income.

Supporting Rationale

There is a high need for almost all types of community facilities in Vista but particularly so in low and moderate income areas such as the Vista Townsite Area. The need is particularly great for senior, child care, neighborhood, and recreation centers and parks. Facilities are insufficient to meet demand. There is a sense that community and recreation facilities are not evenly distributed geographically in the City, with low and moderate income areas having a particular shortage.

Priority Needs/Target Groups

High Priority is assigned to the provision of neighborhood facilities.

Objectives Summary

One public facility (Jefferson Street Facility)

Resources Summary

CDBG \$190,000

Implementing Programs

1. **Public Facility Improvements:** The Capital Improvement Plan (CIP) identifies a number of public facility improvement projects needed to be completed during the next five years. Specifically, the City will focus on conversion of the City-owned Jefferson Street Community Center into a comprehensive service center where educational classes, health

services, employment programs, recreation and cultural programs, day care, housing counseling and outreach programs can take place.

Five-Year Actions:

- The City will continue to use CDBG funds to address identified public facility needs.
 - The City will fund the rehabilitation and expansion of the Jefferson Street Center into a comprehensive Townsite Community Center (The Brengle Terrace Senior Center expansion will replace the existing Jefferson Street Senior Center)
2. **Community Facilities:** Vista may use CDBG funds to assist in the construction, expansion, and/or rehabilitation of other non-City owned community facilities serving the City's low and moderate income households as well as persons with special needs.

Five-Year Actions:

- The City will continue to utilize the Community Revitalization Plan Annual Action Plan process to evaluate the potential of using CDBG funds to provide and improve community facilities for the City's low and moderate income households and persons with special needs.

Priority 4.7: Provide Needed Public Services to Those of Lower Income.

Supporting Rationale

Public assistance is typically required to deliver community and supportive services for low and moderate income households and persons with special needs. These populations tend to have less income at their disposal, or have difficulty accessing services catering to their special circumstances.

Priority Needs/Target Groups

High Priority is assigned to providing employment training, transportation services, health services, and general public services to lower income persons.

Objectives Summary

Community services for 58,000 individuals.

Resources Summary

CDBG (*see Priorities 4.1, 4.2, 4.8, 4.9*)

Implementing Programs

1. **Public Services:** Vista will utilize CDBG funds to provide a variety of community services, including employment training and retraining services to the City's low and moderate income residents; support services to the homeless; substance abuse services; transportation services; and health services.

Five-Year Actions:

- Provide transportation services for seniors, youth, and disabled. Provide transportation from Townsite Area to employment centers.
- Provide case management services and basic essentials to seniors, homeless, and disabled.
- Provide drug prevention and health education programs.
- Provide teen pregnancy prevention programs to address the high rate of teen pregnancy, especially among Hispanic young women.

Priority 4.8: Provide Supportive Services and Facilities to Seniors.**Supporting Rationale**

Nearly 15 percent of the City's population is made up of persons age 65 and above. Of the senior population, 14 percent are considered "frail" elderly persons, with limitations to daily activities. With half of Vista's senior households lower income, many senior residents are dependent upon an array of low cost social services to assist them in daily living. According to input from local service providers in Vista, one of the greatest needs is for transportation for seniors to ensure access to available services in the community.

Priority Needs/Target Groups

High Priority is assigned to providing both services and facilities for seniors.

Objectives Summary

Services for 1,300 seniors.

Expansion of one senior center.

Resources Summary

CDBG \$185,000

Redevelopment \$1,500,000

Implementing Programs

1. **Senior Services:** The City may use CDBG funds to provide needed senior services in the City. Needed services include: case management; in-home services; health services; meals-on-wheels; adult day care; and transportation. Senior services are provided by non-profits which receive CDBG funding from the City of Vista.

Five-Year Actions:

- Provide case management and basic essentials to seniors.
- Provide funding support for a pilot transportation program for frail elderly.

2. **Senior Facilities:** Senior centers provide a full range of services and serve as a comprehensive center for seniors. Vista plans to utilize redevelopment funds to double the size of the existing senior center at Brengle Terrace Park to 16,000 square feet to provide a full service comprehensive senior center.

Five-Year Actions:

- The City will provide an expanded, comprehensive senior center at Brengle Terrace Park utilizing redevelopment funds.

Priority 4.9: Provide Supportive Services and Facilities to Youth, Particularly Those Considered At-Risk.

Supporting Rationale

Youth services and facilities, particularly those for at-risk youth, are needed to provide youth with a positive direction in life. There is a particular focus on youth-oriented programs in the Vista Townsite Area.

Priority Needs/Target Groups

High Priority is assigned to providing services for the City's youth population.

Objectives Summary

Services for 2,500 youth.

Resources Summary

CDBG \$145,000

Implementing Programs

The City may use CDBG funds to provide needed youth services and facilities in the City.

1. **Youth Services:** The City may use CDBG funds to provide a variety of needed services to the City's low and moderate income children, youth, and their families. Needed services include: recreational programs; transportation services counseling services; shelter and counseling for runaway/homeless/ throwaway youth; healthcare services; and shelter for abused women and children. Particular focus is on teen pregnancy prevention, drug use prevention, health education programs, and transportation for youth.
2. **Youth Facilities:** The City is providing CDBG funds for the construction and rehabilitation of community facilities which serve youth and house youth programming including the Jefferson Townsite Community Center and the Boys and Girls Club.

Five-Year Actions:

- Provide transportation services for seniors, youth, and disabled. Provide transportation from Townsite Area to employment centers.
- Provide drug prevention and health education programs to youth.

- Provide health care services to low income children and mothers, especially immunizations for children and prenatal care for women.
- Provide teen pregnancy prevention programs to address the high rate of teen pregnancy, especially among Hispanic young women.
- The City will fund programs, aside from crime prevention, which are estimated to serve a total of 500 youth annually.

Community Needs

Anti-Crime Programs

	Need Level	Units	Estimated \$
Overall	High	3,750	\$150,000
Sub-Categories			
Crime Awareness (05I)	High	3,750	\$150,000

Economic Development

	Need Level	Units	Estimated \$
Overall	High	0	\$400,000
Sub-Categories			
Rehab; Publicly or Privately-Owned Commer (14E)	High	0	\$100,000
CI Land Acquisition/Disposition (17A)	Med	0	\$0
CI Infrastructure Development (17B)	Low	0	\$0
CI Building Acquisition, Construction, Re (17C)	Med	0	\$0
Other Commercial/Industrial Improvements (17D)	Low	0	\$0
ED Direct Financial Assistance to For-Pro (18A)	High	0	\$100,000
ED Technical Assistance (18B)	High	0	\$100,000
Micro-Enterprise Assistance (18C)	High	0	\$100,000

Infrastructure

	Need Level	Units	Estimated \$
Overall	High	0	\$250,000
Sub-Categories			
Flood Drain Improvements (03I)	Low	0	\$0
Water/Sewer Improvements (03J)	Low	0	\$0
Street Improvements (03K)	High	0	\$100,000
Sidewalks (03L)	High	0	\$150,000
Tree Planting (03N)	Low	0	\$0
Removal of Architectural Barriers (10)	Low	0	\$0
Privately Owned Utilities (11)	None	0	\$0

Planning & Administration

	Need Level	Units	Estimated \$
Overall	High	0	\$1,150,000
Sub-Categories			

Public Facilities

	Need Level	Units	Estimated \$
Overall	High	0	\$190,000
Sub-Categories			
Public Facilities and Improvements (Gener (03)	High	0	\$190,000
Handicapped Centers (03B)	Low	0	\$0
Neighborhood Facilities (03E)	Med	0	\$0
Parks, Recreational Facilities (03F)	Med	0	\$0
Parking Facilities (03G)	Low	0	\$0
Solid Waste Disposal Improvements (03H)	Low	0	\$0
Fire Stations/Equipment (03O)	Low	0	\$0
Health Facilities (03P)	Med	0	\$0
Asbestos Removal (03R)	Low	0	\$0
Clean-up of Contaminated Sites (04A)	Low	0	\$0
Interim Assistance (06)	Low	0	\$0
Non-Residential Historic Preservation (16B)	None	0	\$0

Public Services

	Need Level	Units	Estimated \$
Overall	High	74,200	\$600,000
Sub-Categories			
Public Services (General) (05)	High	55,000	\$155,000
Handicapped Services (05B)	Med	0	\$0
Legal Services (05C)	Low	0	\$0
Transportation Services (05E)	High	500	\$100,000
Substance Abuse Services (05F)	Med	0	\$0
Employment Training (05H)	High	1,200	\$220,000
Health Services (05M)	High	17,500	\$125,000
Mental Health Services (05O)	Med	0	\$0
Screening for Lead-Based Paint/Lead Hazar (05P)	Med	0	\$0

Senior Programs

	Need Level	Units	Estimated \$
Overall	High	300	\$1,685,000
Sub-Categories			
Senior Centers (03A)	High	0	\$1,500,000
Senior Services (05A)	High	300	\$185,000

Community Needs (Page 3)

Youth Programs			
	Need Level	Units	Estimated \$
Overall	High	2,500	\$135,000
Sub-Categories			
Youth Centers (03D)	Low	0	\$0
Child Care Centers (03M)	Med	0	\$0
Abused and Neglected Children Facilities (03Q)	Low	0	\$0
Youth Services (05D)	High	2,500	\$135,000
Child Care Services (05L)	Med	0	\$0
Abused and Neglected Children (05N)	Med	0	\$0

Other			
	Need Level	Units	Estimated \$
Overall	High	1	\$2,555,000
Sub-Categories			
Urban Renewal Completion (07)	Low	0	\$0
CDBG Non-profit Organization Capacity Bui (19C)	High	1	\$55,000
CDBG Assistance to Institutes of Higher E (19D)	None	0	\$0
Repayments of Section 108 Loan Principal (19F)	High	0	\$2,500,000
Unprogrammed Funds (22)	None	0	\$0

Table 4-5
Housing and Community Development Five Year Strategy - Summary Table

Objective	FY 99/00	FY 00/01	FY 01/02	FY 02/03	FY 03/04	5 Yr. Total
4.4.1 HOUSING NEEDS OBJECTIVES						
Priority 1.1 Conserve and Improve Existing Affordable Housing						342
1. Residential Rehabilitation 1a/b) Housing Rehabilitation Loan (HRLP) (Single Family Residential Rehabilitation Exterior Enhancement) 1c) Home Works! Redevelopment Housing Set Aside \$900,000	10	10	10	10	10	50 households
1d) Mobile Home Rehabilitation Grant (MHRG) HOME \$570,000	5	5	5	5	5	25 households
2. Mobile Home Park Programs	72					72 households
3. Rental Assistance Programs 3b) Tenant Based Rental Assistance (TBRA) HOME \$850,000	20	20	20	20	20	20 households
3c) Vista Mobile Home Assistance Program (VMAP) Inclusionary Housing In-Lieu Fees \$300,000	100					100 households
4. Home Sharing	15	15	15	15	15	75 households
5. Preservation of Assisted Units at Risk						
6. Relocation and Replacement Housing Plans						
7. Condominium Conversion Ordinance						
Priority 1.2 Provide Adequate Residential Sites						
1. Target Housing Sites						
2. Homeless Shelters and Transitional Housing						
Priority 1.3 Assist in Affordable Housing Production						248
1. Inclusionary Zoning Ordinance						
2. Financial Assistance for Affordable Housing Development Redevelopment Set Aside \$1,800,000						123 units
3. Multi-Family Acquisition and Rehabilitation						
4. Vista Home Ownership Program 4a) Down Payment Assistance 4b) Renter Buyer Program Redevelopment Housing Set Aside \$725,000	15	15	15	15	15	75 households

Table 4-5
Housing and Community Development Five Year Strategy - Summary Table
(Continued)

Objective	FY 99/00	FY 00/01	FY 01/02	FY 02/03	FY 03/04	5 Yr. Total
4c) FHA 203(k) Program	4	4	4	4	4	20 households
5. Mortgage Credit Certificate (MCC)	6	6	6	6	6	30 households
Priority 1.4 Remove Potential Government Constraints						
1. Zoning Ordinance						
2. Development Fees						
3. Planned Residential Development (PRD).						
4. Expedited Project Review						
Priority 1.5 Promote Equal Housing Opportunities						
Fair Housing Program CDBG \$115,000						
4.4.2 HOMELESS NEEDS OBJECTIVES						
Priority 2.1 Evaluate Facility and Service Needs of the Homeless and Near Homeless, and identify Appropriate Agencies and Resources.						55,000
Continuum of Care for the Homeless CDBG \$155,000	11,000	11,000	11,000	11,000	11,000	55,000 persons
4.4.3 PERSONS WITH SPECIAL NEEDS OBJECTIVES						
Priority 3.1 Provide Supportive Services to Lower Income Households with Special Needs.						1,200
Supportive Services. CDBG \$380,000	240	240	240	240	240	1,200 persons
4.4.4 COMMUNITY DEVELOPMENT OBJECTIVES						
Priority 4.1 Revitalize the Vista Townsite Area through capital improvements and service provision						1,200
1. Crime Prevention 1a) Vista Employment and Training Center (VETC). CDBG \$200,000	240	240	240	240	240	1,200 persons
2. Vista Townsite Revitalization Strategy CDBG \$970,000						

Table 4-5
Housing and Community Development Five Year Strategy - Summary Table
(Continued)

Objective	FY 99/00	FY 00/01	FY 01/02	FY 02/03	FY 03/04	5 Yr. Total
2a. Lower the unemployment rate from 10% to 5.7%. - Establish an employment/training center - Assist with the establishment of small business - Encourage training programs in the construction trade	100 X X	100 X	100 			300 jobs
2b) Increase neighborhood businesses by 10%, including downtown redevelopment, and eliminate illegal vendors in the Area. - Support downtown redevelopment project. Utilize Section 108 loan. Develop small business assistance programs. - Establish small food business (food court) - Establishment of a community garden. - Establish in-home businesses. - Assist the development of new businesses on N. Santa Fe Avenue. - Develop a program for N. Santa Fe to provide free technical assistance - Work with financial institutions to provide assistance. - Establishment of an expanded enforcement project in the area.	 4 30 X X X	 X X X X X	25-40 X X X X			25-40 businesses 4 businesses 30 households
2c) Increase educational classes in the Area by 50%. - Establish the Jefferson Street Center as a Townsite Area community center. - Provide class opportunities for residents of the area.		12 X	10 X			22 persons
2d) Establish a Community Based Development Organization						
3. Infrastructure Improvements CDBG \$250,000						
4. Planning Activities CDBG \$55,000						

Table 4-5
Housing and Community Development Five Year Strategy - Summary Table
(Continued)

Objective	FY 99/00	FY 00/01	FY 01/02	FY 02/03	FY 03/04	5 Yr. Total
5. Rehabilitation and Construction of Community Facilities	see Priority 4.6					
6. Community Services	see Priority 4.7					
7. Housing Programs (See Priorities 1.1 - 1.5)						
Priority 4.2 Improve Public Safety through Crime Prevention Programs						3,750
1. Crime Awareness/Prevention Programs CDBG \$140,000	750	750	750	750	750	3,750 persons
Priority 4.3 Provide Economic Development Programs in Low Income Target Areas.						760
1. Neighborhood Revitalization Strategy	See Priority 4.1					
2. Vista Village Downtown Redevelopment Project		760				760 jobs
3. Commercial Property Improvement Program CDBG \$100,000						
4. Coordination with Other Agencies						
Priority 4.4 Provide Needed Infrastructure Improvements in Low Income Target Areas.						
1. Street and Sidewalk Improvements	see Priority 4.1					
Priority 4.5 Provide for Necessary Planning Activities to Develop Both Housing and Community Development Plans.						80,000
1. CDBG Administration CDBG \$1,150,000						80,000 persons
2. Fair Housing	see Priority 1.5					
Priority 4.6 Provide New Public Facilities and Improve the Quality of Existing Public Facilities to Serve Those of Lower Income.						1
1. Public Facility Improvement CDBG \$190,000						1 facility
2. Community Facilities						
Priority 4.7 Provide Needed Community Services to those of Lower Income						58,000
1. Community Services	11,600	11,600	11,600	11,600	11,600	58,000 persons
Priority 4.8 Provide Supportive Services and Facilities to Seniors.						1,300
1. Senior Services CDBG \$185,000	260	260	260	260	260	1,300 persons

Table 4-5
Housing and Community Development Five Year Strategy - Summary Table
(Continued)

Objective	FY 99/00	FY 00/01	FY 01/02	FY 02/03	FY 03/04	5 Yr. Total
2. Senior Facilities Redevelopment \$1,500,000			1			1 facility
Priority 4.9 Provide Supportive Services and Facilities to the Youth, Particularly Those Considered At Risk.						2,500
1. Youth Services CDBG \$145,000	500	500	500	500	500	2,500 persons
2. Youth Facilities						

4.5 Anti-Poverty Strategy and Coordination

The 1990 Census indicates that approximately 12 percent of the City's households are living in poverty, with nearly 20 percent of households in the Vista Townsite in poverty. One-third of the City's female-headed households with children are living below the poverty level.

Vista has designated Economic Development as a High Priority. The Vista Redevelopment and Housing Department has promoted job creation through the Business Park in South Vista and in commercial centers such as the Vista Village Redevelopment Project. Most recently, economic development has been focused in the Vista Townsite Area through the Neighborhood Revitalization Strategy. The economic development component of this comprehensive strategy includes business construction and renovation loans, commercial-site rehabilitation, and start-up business and micro-enterprise finance. Job training and employment opportunities are offered through the Vista Employment and Training Center (VETC) located in the Townsite, as well as through agencies citywide.

As a means of reducing the number of persons with incomes below the poverty line, the City will coordinate its efforts with those of other public and private organizations providing economic development and job training programs. The Housing and Community Development Needs Assessment of this Housing Element and Community Revitalization Plan describes some of the key economic development programs and job training resources available to Vista residents, summarized below:

- a. ***Economic Development***
 - Neighborhood Revitalization Strategy
 - Vista Village Downtown Redevelopment Project
- b. ***Job Training***
 - Vista Employment and Training Center (VETC), including SER/Jobs For Progress, Lifeline/Project Safe, and North County Council on Aging programs
 - North County Regional Occupational Program (ROP)
 - San Diego Workforce Partnership (JTPA)
 - Youthbuild
- c. ***Educational Institutions***
 - Vista Adult School (ROP)

4.6 Lead-Based Paint Reduction Strategy

National studies estimate that 75 percent of all residential properties built prior to 1978 contain lead-based paint (LBP). Approximately one half of the City's housing stock or 14,311 units were built prior to 1978, translating to 40 percent of the housing stock in potentially containing LBP. Lead poisoning, therefore, poses a potential environmental hazard to a large portion of the City's residents of all income groups. However, lower income households affected by LBP have fewer financial resource available to detoxify the units and/or provide medical treatment to children suffering from lead poisoning. While only 20 cases of childhood lead poisoning have been identified in Vista between 1992 and 1998, this low level of incidence is due primarily to the limited number of testings performed on children and the general lack of awareness of the issue, according to the County Department of Health Services.

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. This strategy requires jurisdictions to focus on implementing practical changes in older housing to protect children from lead hazards. Vista has two building inspectors trained in lead based paint testing and abatement assigned to the City's housing rehabilitation, tenant-based rental assistance, and homebuyer programs. Because of the relatively low exposure to lead based paint in Vista, the City has assigned a Medium Priority to addressing lead based paint hazards.

Five-Year Objectives:

- The City will educate residents on health dangers of lead including distributing brochures regarding LBP hazards throughout the community, such as Lead-Based Paint: A Threat to Your Children and the EPA brochure, Protect Your Family from Lead in Your Home.
- The City's Building Division shall be alert to units that may contain lead-based paint and identify potential hazards when conducting inspections in conjunction with the City's housing programs and in responding to complaints as part of the code enforcement program.

4.7 Institutional Structure

This section describes the institutional framework of Vista's housing and community development activities. Public agencies, for-profit and nonprofit private organizations all play a part in the provision of affordable housing and support services. The roles of these organizations are discussed in this section. This section also discusses potential gaps in the delivery system of housing in Vista and how the City plans to address those gaps.

4.7.1 Public Agencies

City of Vista

Programs and activities associated with the housing strategy identified in this Housing and Community Development Strategy are carried out by two primary City departments: Redevelopment and Housing, and Community Development. The City Manager, under the direction of the City Council, is responsible for managing the activities of both these departments.

Vista Redevelopment and Housing Department

The Redevelopment and Housing Department manages Community Development Block Grant, HOME and Redevelopment Set-Aside programs including the filing of grant applications and administration of funds made available for City programs. Ongoing housing programs administered through this Department include: Single-family and Mobilehome Rehabilitation; Vista Homeownership Program; Tenant-based Rental Assistance; Mobilehome Rental Assistance; and the Mobile Home Park Accord. The Redevelopment and Housing Department is also responsible for projects involving affordable new construction, acquisition/rehabilitation, and mobilehome park conversion to non-profit ownership. This Department maintains primary responsibility for the Community Revitalization Plan and the Vista Townsite Neighborhood Revitalization Strategy. Combining the Community Revitalization Plan with the Housing Element which is administered by the Planning Division of the Community Development Department will provide better coordination between these Departments in the administration of housing programs and policies.

Vista Community Development Department

The Planning Division of Community Development Department performs development review for residential subdivisions, apartment projects, mobile home parks, group quarters, and second units. Together with the Building Division, the Planning Division oversees the permitting process and regulates compliance with zoning and building codes. The Planning Division is also responsible for long-range planning, which includes preparation of the City's Housing Element, and conducting updates to the Element at least every five years. Finally, the Community Development Department implements the City's inclusionary housing policy, and establishes and collects in-lieu fees under this program.

Vista Community Development Commission

Pursuant to State Redevelopment law, the Vista Community Development Commission sets aside 20 percent of the tax increment generated from within the redevelopment project area for low and moderate income housing. Commission housing funds must be used to increase, improve and preserve the City's supply of low and moderate income housing available at affordable housing costs to persons and families of low and moderate income. While the Commission delegates responsibility to the City's Redevelopment and Housing Department for housing program implementation, the Commission is responsible for oversight of the redevelopment set-aside, inclusionary housing, replacement housing, and tenant relocation requirements of State Redevelopment law.

Housing Authority of the County of San Diego

The Housing Authority of the County of San Diego administers the Section 8 Rental Assistance program for the City of Vista.

4.7.2 Non-profit Organizations

Non profit housing developers and service providers are a critical resource for accomplishing the goals and objectives of the Community Revitalization Plan. The following developers and service providers are some of the non-profits who have been active in the City and may play important roles in the Plan's implementation. Descriptions of the non-profits have been provided in the Housing and Community Development Needs component of this Housing Element and Community Revitalization Plan.

Housing Developers

- Caritas
- Community Housing of North County
- SER/Jobs for Progress

Service Providers

Alpha Project-Casa Raphael,Casa Base	North County Council on Aging
Boys and Girls Club	North County Lifeline, Inc.
Brother Benno	Palomar Family Counseling Service
Casa de Amparo	St. Clare's
Catholic Charities - St. Francis	Vista Community Clinic
Choices in Recovery	Vista Townsite Community
EYE (Escondido Youth Encounter)	Partnership
Faith & Love Ministries	Vista Unified School District
Fraternity House, Inc. (AIDS)	YMCA Oz of North Coast
Girls, Inc., of Vista	
North County Community Services -Food	
Bank	

4.7.3 Private Industry

For-profit Developers and Builders

County-wide, for profit developers and builders continue to have difficulty finding appropriate sites for multi-family development, obtaining adequate financing from private sources, and constructing housing that is affordable to low and moderate income renters and home buyers without public subsidy. Many for-profit housing developers in the County have participated in density bonus programs, tax-exempt bond financing and single-family, tax-exempt housing finance programs as a means of enhancing project feasibility.

The Building Industry Association (BIA) of San Diego County includes housing development industry members. They have played a crucial role in the development of housing in San Diego County. However, this industry has been beset with high land costs, rising impact fees, and other related costs, all of which have contributed to San Diego County being one of the highest housing cost areas in the United States.

The City of Vista has experience in working with the for-profit development community in the provision of affordable housing. The following for-profit developers have been active in Vista or the North County area and may play a part in implementation of the City's Housing Element and Community Revitalization Plan. These developers are described more fully in the Housing and Community Development Needs section of the Plan.

- Affirmed Housing
- Central Pacific Housing and Development
- Olson Company

Lenders

Private lending institutions provide funds for housing development and rehabilitation. National studies of mortgage loan denial rates consistently have found higher denial rates for low income, and non-White borrowers. The City's 1999 Analysis of Impediments to Fair Housing Choice evaluates mortgage loan denial rates for White, Hispanic and Black applicants. In summary, Hispanics are 47% more likely to be denied a loan in Vista than White, non-Hispanic individuals, with Blacks 49% more likely to be denied.

There are a number of factors that affect the disparities in loan denial rates. Borrower income is an important explanatory variable for denial rates. However, even after equalizing income levels, it has been demonstrated that African-American and Hispanic borrowers have higher denial rates than whites. These groups may have lesser ability to make large downpayments. And City data indicates that Blacks and Hispanics were denied loans for credit reasons with a much higher frequency than White borrowers.

According to information provided by the City-County Reinvestment Task Force, there has been an improvement in San Diego County in loan denial rates for minorities in the last few years.

These reasons for this drop in denial rates can be linked to the rapid growth of FHA and VA lending programs, which have overall lower denial rates for all borrowers.

4.7.4 Delivery System Gaps and Strategy to Overcome Gaps

Assessment

The housing delivery system in Vista continues to provide opportunities for increases to the housing inventory. Between 1991 and 1999, 1,556 housing units were constructed in the City, representing about 40 percent of the City's share of regional housing growth needs for that period as determined by SANDAG. This level of housing production was due primarily to the economic recession which affected all of the County, combined with the limited availability of vacant residential land remaining in the City.

And while the market produced limited increases in the City's housing stock, the City assisted in the development of over 100 units of affordable housing through Vista Hidden Valley, Cedar Road, and Nettelon, and 95 new transitional housing beds in five projects. The City also provided affordable housing opportunities to existing and new residents through other non-construction programs, including rental and homeownership assistance, rehabilitation loans, and mobilehome park acquisition. Between 1991 and 1999, the City provided affordable housing opportunities to 791 lower income households, or over 170 percent of the City's fair share goal as determined by SANDAG.

The limited availability of public funding sources represents another major gap in the housing delivery system. Providing affordable housing to Vista's lower income households generally requires some form of government subsidy, necessitating a close working relationship between the public and private sectors.

Strategy to Overcome Gaps

To coordinate the City's limited funding and residential site resources for the delivery of housing services, the City pioneered a new approach in preparing the state-mandated Housing Element and HUD-mandated Community Revitalization Plan (Consolidated Plan) for the 1999-2004 period. This combined Housing Element and Community Revitalization Plan document represents the City's attempt to coordinate limited housing resources by developing a comprehensive housing strategy. This housing strategy addresses the conservation of existing housing; provision of adequate sites; development of affordable opportunities; removal of governmental constraints; and provision of equal access to housing. In addition, the provision of supportive services is addressed in the community development strategy section of this Housing Element and Community Revitalization Plan.

Pursuant to AB 1290, Vista has adopted a *Redevelopment Implementation Plan (1995-1999)* for the Project Area, and prepared a review and update of the Plan in 1997. The Agency will be required to adopt a new Implementation Plan for the 2000-2005 period by December 1, 1999. In order to better link the housing component of the Implementation Plan with this Housing

Element/Community Revitalization Plan, the Agency's housing obligations have been updated integrated within the Needs Assessment section of this document. In addition, this Housing Element/Community Revitalization Plan sets forth the Agency's five year expenditure of redevelopment set-aside funds, which will be directly integrated into the Implementation Plan.

4.7.5 Coordination

The City will engage in the following activities to enhance its coordination with other agencies:

- *Working with Community Housing Development Organizations (CHDOs)* -The City will continue to evaluate the qualifications of qualified non-profit housing organizations, with the intent of working with these organizations in the future to preserve and develop affordable housing.
- *Coordinating with Other Agencies to Provide Services* The City will continue to coordinate with the County and other social service providers to provide needed housing and community services for its residents.

4.8 Reduction of Barriers to Affordable Housing

Actions by the City can have an impact on the price and availability of housing in the City. Potential governmental constraints have been discussed in the Housing and Community Development Needs component of this Housing Element and Community Revitalization Plan. Priority 1.4 in the Strategic Plan sets forth the following actions to address potential governmental constraints to affordable housing development:

- Monitor the City's Zoning Ordinance to ensure standards do not excessively constrain affordable residential development.
- Monitor all residential development fees to assess their impact on housing costs, and offer financial assistance to affordable housing projects to offset the cost impact of development fees.
- Continue to encourage flexibility in density and design through the Planned Residential (PRD) ordinance.
- Continue to prioritize the review of affordable housing projects and streamline the permitting process.

4.9 Public Housing Resident Initiatives

There is no public housing in Vista.

THE UNIVERSITY OF CHICAGO

DEPARTMENT OF THE HISTORY OF ARTS
AND ARCHITECTURE

1950-1951

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF THE HISTORY OF ARTS
AND ARCHITECTURE

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Appendices

2011-09-04

CITY OF VISTA
HOUSING ELEMENT COMMUNITY REVITALIZATION PLAN
HOUSING AND SERVICE PROVIDER CONSULTATION
MARCH 2014

On February 4, 2014, a meeting was held with selected representatives from various city and community providers. The City of Vista's Planning and Development Department, Community Development and Planning, the Vista Housing Element Committee, the Vista Housing Element Advisory Committee, and the Vista Housing Element Task Force were present. The City of Vista's Planning and Development Department, Community Development and Planning, the Vista Housing Element Committee, the Vista Housing Element Advisory Committee, and the Vista Housing Element Task Force were present. The following information is key findings, recommendations, and implementation steps as presented in the meeting.

APPENDIX A

PUBLIC INPUT

Agua Fria

- Review local of Agua Fria, including housing.
- Review the existing, at least, year-round community center.
- Review the existing local housing and housing.
- Review the existing local housing and housing.
- Review the existing local housing and housing.
- Review the existing local housing and housing.

Blue and Green City

- Review the existing local housing and housing.
- Review the existing local housing and housing.
- Review the existing local housing and housing.

Catholic Charities of Vista Center

- Review the existing local housing and housing.
- Review the existing local housing and housing.

City of Vista

- Review the existing local housing and housing.

Community Housing of Vista Center

- Review the existing local housing and housing.
- Review the existing local housing and housing.
- Review the existing local housing and housing.
- Review the existing local housing and housing.

CITY OF VISTA
HOUSING ELEMENT/COMMUNITY REVITALIZATION PLAN
HOUSING AND SERVICE PROVIDER WORKSHOP
FEBRUARY 4,1999

On February 4, 1999, a workshop was held which included representatives from twelve not-for-profit service providers, the City of Vista's Parks and Recreation Department, Community Development Department, the CDBG Advisory Committee, and a City Council Member. Community needs and priorities were discussed by each participant for input into the Community Revitalization Plan. Participants also completed a needs assessment survey. The following summarizes the key housing and community development needs in Vista as presented by each of the workshop participants.

Alpha Project

- Serious lack of affordable, permanent housing.
- Need for emergency, 24 hour, year-round emergency shelter in region.
- Government support in the form of zoning approvals and financing.
- Sobering service/detoxification facility similar to one located in Escondido.
- Childcare, medical care, and general supportive services.
- Grants to help low and moderate income families obtain the down payment to buy houses.

Boys and Girls Club

- Funding for outreach programs, including transportation.
- Collaboration between service agencies including sharing of facilities, services, and referrals.
- Homes affordable to moderate-income couples and families.

Catholic Charities/St. Francis Center

- More affordable family housing.
- A location for a regional shelter site, to be determined by the City.

Center for the Blind

- Transportation for the visually impaired, a large number of whom are seniors.

Community Housing of North County

- Services and sites for services.
- Funding that subsidizes new construction of affordable housing from such sources as the inclusionary requirement for market rate housing.
- Water-fee hookup discount for affordable units.
- Deferred acquisition and pre-development payments for affordable housing and allow payment at permanent financing.

Fraternity House/Michaelle House

- Affordable housing for the AIDS/HIV special-needs population. There is a need for 300 residential care beds Countywide but there are only 14 currently and 6 more in development.
- Funding for program services, particularly for operations and care givers' salaries instead of capital funding.
- Affordable housing for special needs populations in general.

Girls Inc.

- Improved facilities for youth.
- Expansion of existing transportation program to include purchase of additional vans.
- Transportation during school vacations.
- Violence & crime prevention programs.
- Programs for special-needs youth who are physically, mentally, and emotionally challenged.
- Substance abuse prevention programs.
- Free counseling.
- Transportation and childcare to support employment training sessions
- Family programs.
- Collaboration between not for profit service providers.

North County Council on Aging

- Door-to-door, on-demand transportation for seniors.
- Education and outreach for the public regarding available services
- Public education regarding the needs and conditions of seniors.
- In-home support services to prevent institutionalization.

North County Lifeline

- Financial resources that are less targeted. Current funding is very limited in terms of how and to whom it can be allocated, hampering agencies' activities.
- Long-term, low-cost housing, or housing that continues to be affordable after transitional and temporary housing eligibility ends, or after two years.
- Transportation that allow disabled, youth, seniors to access services.
- "No cost" counseling for youth and family, including drug counseling and general counseling.

Palomar Family Counseling

- Intervention and prevention programs in elementary schools.
- Free counseling particularly for crisis intervention and intensive family treatment.
- Sufficient childcare.
- Transportation.

THE HISTORY OF THE UNITED STATES

CHAPTER I. THE DISCOVERY OF THE COUNTRY

The first discovery of the country was made by Christopher Columbus in 1492.

He sailed from Spain on the 3rd of September, and after a voyage of thirty-three days, he discovered the continent of America on the 12th of October.

He named the country after his patron saint, St. Christopher.

He then sailed on to the other side of the world, and discovered the continent of Asia.

He then sailed on to the other side of the world, and discovered the continent of Africa.

He then sailed on to the other side of the world, and discovered the continent of Europe.

He then sailed on to the other side of the world, and discovered the continent of Asia.

He then sailed on to the other side of the world, and discovered the continent of Africa.

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He then sailed on to the other side of the world, and discovered the continent of Africa.

He then sailed on to the other side of the world, and discovered the continent of Europe.

CHAPTER II. THE SETTLEMENT OF THE COUNTRY

The first settlement of the country was made by the Spaniards in 1492.

They built a city called San Salvador.

They then sailed on to the other side of the world, and discovered the continent of Asia.

They then sailed on to the other side of the world, and discovered the continent of Africa.

They then sailed on to the other side of the world, and discovered the continent of Europe.

They then sailed on to the other side of the world, and discovered the continent of Asia.

They then sailed on to the other side of the world, and discovered the continent of Africa.

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They then sailed on to the other side of the world, and discovered the continent of Europe.

They then sailed on to the other side of the world, and discovered the continent of Asia.

They then sailed on to the other side of the world, and discovered the continent of Africa.

- Treatment for drug and alcohol abuse dependence, in particular through after-school programs.

SER/Jobs for Progress

- Services for working families that will help in the transition from subsidized housing.
- More affordable housing.
- Preservation of existing affordable housing.
- Pre-development funding and leverage funding from county, state, and national sources.
- Youth-targeted prevention programs that emphasize life and work skills, and provide mentoring opportunities.
- Incubator for micro-businesses and emerging business that provides training, placement, and support, and which is geared to specific industries.
- Address zoning to ensure it allows for home-based occupations.

Vista Townsite Community Partnership

- More community involvement. Because there are language barriers, apathy, and ignorance about issues, members of the community often do not become involved.

Fitness Center/City Council Member

- Physical fitness and health education opportunities for lower income households.

City of Vista, Parks & Recreation

- More facilities and programmatic space. Many programs are full and interested residents are put on waiting lists or turned away.
- More funding of facilities for youth programs, classes, teen centers, etc.

City of Vista, Community Development Department

- Outreach and public education to promote affordable housing.

CDBG Advisory Committee Members

- Innovative housing and recreation options for special-needs populations including shared housing.
- Information and referral service for special-needs populations.
- Community parks for manufactured homes and zoning that accommodates this kind of housing.
- Transportation, particularly for seniors.

**10/26/99 CITY COUNCIL PUBLIC HEARING
PUBLIC COMMENTS AND RESPONSES**

1. On page 46, the document indicates that Faith and Love Ministries provides daily meals. This is no longer the case as the agency has ceased to exist. On the same page, the Vista Employment and Training Center, operated by SER should be added to the chart.

The document has been changed.

2. On page 109, the project being implemented by the Vista Senior Center to provide door to door transportation for the frail elderly should be added. In addition, adult day health care is being provided by the Episcopal Church.

The information has been added.

3. In the discussion on housing characteristics, it is not clear if there is a need for rental housing.

Further analysis of the need for rental housing has been added to the document.

**12/14/99 CITY COUNCIL PUBLIC HEARING
PUBLIC COMMENTS AND RESPONSES**

1. The Director of the Vista Community Clinic provided information regarding the lack of funding for primary health care services in San Diego County.

This comment has been added.

CITY OF VISTA

VISTA TOWNSITE AREA
NEIGHBORHOOD
REVITALIZATION STRATEGY



City of Vista
600 Eucalyptus Ave.
Vista, California 92085

January 1998

CITY OF VISTA

VISTA TOWNSHIP AREA NEIGHBORHOOD REVITALIZATION STRATEGY



City of Vista
1000 Vista Blvd.
Vista, CA 92083

Phone: (619) 594-1111

PURPOSE

In the 1995-2002 Community Revitalization Plan, the City identified the Vista Townsite Area as a neighborhood with a high degree of social and physical problems leading to the deterioration of the neighborhood. The Community Revitalization Plan identified strategies to revitalize the Area, including increasing home ownership, rehabilitating owner-occupied homes, building a recreation facility, completing construction of the Vista Community Clinic, converting the Jefferson Street Center to a Townsite Area community center, establishing an employment center including job training programs, and providing social services.

The Community Revitalization Plan also called for the development of an economic development strategy for the Area. The purpose of this Neighborhood Revitalization Strategy is to provide the economic development strategy for the Townsite Area.

Neighborhood economic development takes advantage of opportunities available within a small geographic area to increase the flow of income into a city or through the City's economy. Neighborhood economic development helps retain dollars in a specific section of the city. It improves the income and economic interaction of the city as a whole. An increase in the share of income received by poorer residents may increase local spending because low-income people spend a larger share of what they earn than do people who are better off.

BOUNDARIES OF NEIGHBORHOOD REVITALIZATION AREA

When the City Council initially considered the Community Revitalization Plan, only the Townsite Area Specific Plan boundaries were considered. However, the identification of needs for the area included all of Census Tract 195, which is a larger area than the Vista Townsite Area Specific Plan boundaries. With the final approval of the Plan, four block groups (two from CT 194.01 and two from 192.04) were added. Community groups recommended to the City Council that additional areas adjacent to the Area should be added because of the similarity and condition of housing stock and population. It made no sense to focus on one side of a deteriorating street and not the other. The following table provides additional information comparing the original data in the Plan and the final approved area for the Neighborhood Revitalization Strategy.

	Neighborhood			
	CT 195	Revitalization Area	Citywide	
Population	11,175	17,200	81,170	
Hispanic	52.1%	49%	28%	
Black	3.4%	4%	4%	
Asian and other	3.9%	4%	4%	
Poverty Rate	23.8%	19%	8%	
Unemployment Rate	10.10%	9.20%	6.10%	
Percent Low and Moderate Income	63%	57.3%	54%	
Over 65 years of age	6%	7%	13%	(CT192.045 has 194 persons)
Households	3399	4977	25,255	(460 with public assistance)
Number in household	3.29	3.46	2.84	
FemaleHH	15%	10%	10%	
Housing Units	3598	5348	27418	
Occupied	3399	5073	25371	
vacant	199	275	2047	
Owner Occupied	31%	41%	54%	
Renter	64%	59%	46%	
Information 1990 Census				

The maps in the exhibits provide a visual perspective of the needs in the Neighborhood Revitalization Strategy Area.

DEMOGRAPHIC CRITERIA

The Vista Townsite Area designated for the Neighborhood Revitalization Strategy covers 12 block groups and three census tracts. The largest and only complete census tract is 195. Census tract 195 has 63% low income. The total revitalization area has 57.26% low and moderate-income households. As defined by the federal government, low and moderate income is 80% of the San Diego County median income adjusted by household size.

In order to qualify for the Neighborhood Revitalization Strategy approval by the U.S. Department of Housing and Urban Development, the "neighborhood boundaries" must be residential and have over 56.37% low-income households. The Area proposed in this Strategy is composed of 57.26% low-income households. Therefore, the Area qualifies as meeting the requirements of the regulations.



CONSULTATION

As part of a grant from the Maternal and Child Health Office and the City's CDBG administrative money, the Vista Community Clinic conducted an extensive survey of 414 households in the Vista Townsite Area. The survey was conducted at the person's home through an oral interview. The Survey Report is provided as an exhibit. Every aspect of living was included in the survey, including the environment in the neighborhood, crime, business, housing, consumer needs, health needs, employment, transportation, and household demographics.

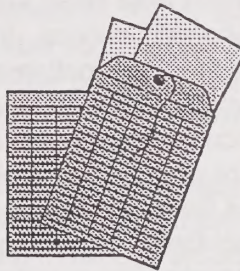
A year ago, the City, in conjunction with Lifeline and the Vista Community Clinic, established the Vista Townsite Area Partnership. The Partnership is a coalition of nonprofit social service agencies, the Sheriff's Department, City departments, the school district, the Chamber of Commerce, and residents in the Townsite Area. The mission of the Partnership is: To improve the standard of living and the quality of life, including the overall well being, the feeling of safety and security, and the physical and mental health of the residents in the Vista Townsite Area.

The Partnership has been successful in obtaining three grants. One grant is for a three-year project to improve the health of women of child bearing age, infants, children and other family members in the Vista Townsite neighborhood by creating an integrated system of community services and by empowering local leaders to help residents access services. The second grant is a teen pregnancy prevention project. The third grant provides leadership training for young people in the recreation field.

The Partnership has also been successful in addressing the crime and loitering problem in the Raintree Park area. The trees and bushes have been severely pruned in the Park. Sheriff's patrols have increased. The Sheriff's Crime Prevention Unit conducted a security consultation with crime prevention professionals from around San Diego County. They examined the status of the Park, visited the site, reviewed photographs of after-dark conditions and were asked to apply principles of crime prevention. They made many recommendations to the City of Vista. The report has been presented to the responsible City officials. A neighborhood clean up day has also been successful with other 200 neighbors participating. The Park and three streets were cleaned. It is anticipated that this will be the beginning of similar clean up days in other parts of the Area.

The Redevelopment, Economic Development and the Community Services Departments of the City have provided additional information and resources for the Strategy. Contacts are being made with the Vista Economic Development

The Strategy's performance measures and initiatives are based on the data from the survey, and the input from these consultations.



ECONOMIC ASSESSMENT

Employment

Employment is critical to the financial well being of families. According to Rutgers University Professor, Milton Schwebel, research has shown a clear relationship between unemployment and crime. For example, a one percent rise in unemployment is followed a year or so later by an almost six percent rise in homicides. Unemployment may not be the only cause in crime rates, but it does play an important role.

The unemployment rate in the Area in 1990 was 9.2%, with a 10.1% rate in the heart of the Area (Census Tract 195). The city wide unemployment rate in 1990 was 6.10%. The census data listed the largest occupations as administrative support, repair, and general service. In the survey, interestingly, 47.8% of those surveyed considered their occupation as homemaker. There were 17% who are laborers or factory workers. The types of occupations may account for the high percentage of low-income households in the neighborhood. There is, however, a good opportunity for employing people in manufacturing jobs available in the South Vista Business Park. Companies in the Park have indicated a need for a trained technical labor force. In addition, the City is in the process of working with a private development firm to redevelop 50 acres in the downtown area. A portion of this area is included in the NRS Area. The developer's plans are for a movie theater, restaurants, and speciality retail stores. It is anticipated that there will a large number of new jobs available in the service industry.

The lack of skilled workers and the low educational level in the Area will need to be addressed to lower the unemployment rate. The table below shows a breakdown of the educational level reported in the 1990 census information:

EDUCATIONAL LEVELS IN STRATEGY AREA	
9th grade or below	23%
9 th grade to 12 th grade	15%
High School Graduate	24%
College – not graduate	26%
Associate Degree	6%
Bachelor's Degree	6%
Graduate/Professional Degree	1%

Business in the Area

There are 581 businesses in the Area, mostly along North Santa Fe Street and East Vista Way. The City's Community Development Commission (Redevelopment Agency) owns some of the land along the North Santa Fe Street. New businesses could be established with assistance from the Commission.

In the survey conducted, 36.6% of the persons interviewed indicated an interest in setting up a business in the neighborhood, if a business center were made available. Another 25% of those surveyed said they had considered opening a small business in the neighborhood. However, when questioned about the three businesses most needed in the neighborhood, 37.5% said "none." Food stores were suggested by 17% of the respondents. Other specialty stores, such as laundromats and hair salons, were also suggested. Over 33% indicated that they were unable to buy the kind of food products that they would like. Also, over 62% indicated that prices in neighborhood stores are higher than normal.

There are many illegal vendors in the Area, especially selling food items. In the survey, illicit/unlicensed businesses were cited as the type of business that negatively impacts the neighborhood. The City's Code Enforcement Office has been attempting to eliminate the illegal vendors. The number of illegal vendors may indicate a market for the development of legal food businesses.

Educational Program in the Area

At present, the MAAC Project Head Start program at Raintree Park provides classes to parents of the 38 children in the Head Start Program. They provide classes in nutrition, parenting, parent education, food handling, CPR training, and English as a Second Language. Lifeline Community Services provides classes in budgeting, cultural diversity, drug and alcohol abuse prevention, mediation certification, and conducts a computer lab.

One of the barriers to providing more classes is a lack of classroom space. The Head Start facility is not compatible to evening classes for adults after a day of having the space set up for small children. Many residents indicated they wouldn't walk to classes in the evening because of the fear of walking in the neighborhood. One of the goals in the Community Revitalization Plan is to convert the Senior Center to a Townsite Area Community Center. This should occur within three years. In the meantime, Girls Inc. has offered space for some classes.

Resources

Financing has been available to establish minority and women-owned businesses on North Santa Fe Street. With the development of the new downtown, it is anticipated that there will be increased interest in the development of North Santa Fe Street and other area businesses. In January 1998, the Small Business Community Development Corporation in San Diego will have funds available for non-technical businesses.

There is no nonprofit in the Area that provides economic development programs. There are also no training or vocational educational programs. The school district has just opened a computer-training center adjacent to the Area. Many nonprofits, such as the Vista Community Clinic, Lifeline, Girls Inc., the Boys and Girls Club, and MAAC Project are located in the Area or adjacent to the Area and provide services in the Area. These agencies are active in the Vista Townsite Area Partnership.

Housing and Transportation

Increased home ownership and housing rehabilitation have already been identified as a major need in the Area in the Community Revitalization Plan. Housing programs are being implemented in this Area. There is an opportunity to tie the housing and jobs training together through programs that train people in the housing construction industry. One such program is Youthbuild that trains youth in construction skills while rehabilitating a home.

Transportation services have also been identified in the Community Revitalization Plan as a critical need in the entire community. The City is funding several transportation projects with 1997/98 CDBG funds. In the survey, 57.5% drove their own car, but 13% rode the bus. On a positive note, 32.4% used public transportation and 84% believed it was convenient and affordable. Buses do run through the Townsite Area on E. Vista Way and N. Santa Fe Avenue. All buses come to the transit center in downtown. Although, people commuting to work in the South Vista Business Park would have to transfer, there are bus routes from the Townsite to the Business Park. (See transportation map in the exhibits.)

Crime

One deterrent to increasing the numbers of businesses and to providing training and education programs is the perception of a high level of crime. The Community Revitalization Plan identifies problems related to gangs, violence, prostitution and substance abuse. The Vista Townsite Area Partnership has held various meetings to resolve problems related to crime, especially in the

Raintree Park area. The survey found that 13% of those surveyed believed crime needed to be addressed to improve the neighborhood. Over 39% said there was "lots of crime", 30% said there was "normal crime" and 34% said there was very little crime. Over 11% of those surveyed had been a victim of crime. One of the reasons cited for not attending evening education classes in the neighborhood was that people were afraid to walk alone within a mile of their home. The strategy in the Community Revitalization Plan identifies objectives for the City to implement to address the crime problems. The Partnership continues to work in this arena.

PERFORMANCE MEASURES

In order to revitalize the Vista Townsite Area as identified in this Neighborhood Revitalization Strategy, the City amends the Community Revitalization Plan to include the following goals and initiatives:

Goal: Lower the unemployment rate from 10% to 5.7%. To achieve this performance measure 300 unemployed persons would have to become employed.

Initiatives:

1. Establish an employment center based on the feasibility study completed by SER Jobs for Progress in December 1997. Coordinate with the Vista Village Business Association (VVBA), Vista Chamber of Commerce, and the future businesses in the downtown to assure that training is appropriate for the jobs and to assist with the placement persons in the new service industry downtown. It is anticipated that 570 FTE jobs will result from the redevelopment of the downtown area.
2. Establish a training center for technical jobs in conjunction with SER, technical schools, the VEDA, and the Vista Chamber of Commerce. This could be completed under the auspices of a newly established Community Based Development Organization. (CBDO)
3. Assist with the establishment of small businesses in the area through technical assistance, grants and loans. Coordinate with local financial institutions and administer through CBDO or a nonprofit organization.
4. Encourage training programs in the construction trade in conjunction with the rehabilitation of houses in the Area, such as Youthbuild programs.

Goal: Increase neighborhood businesses by 10%, including downtown redevelopment, and eliminate illegal vendors in the Area.

Initiatives:

1. Support redevelopment project for downtown. Area includes most of the proposed redevelopment project. Apply for Section 108 loan from the U.S. Department of Housing and Urban Development for funding to assist with land acquisition and project development with the goal of creating over 500 new jobs. (25-40 businesses) Develop small business

assistance program for persons desiring to lease the small speciality retail stores in the downtown.

2. Establish small food business with the development of a food court in the Townsite Park. Coordinate with the Community Services Department and the Vista Townsite Area Partnership. (6-8 business)
3. Assist families with the establishment of a community garden with the long-term goal of selling produce or other food related products, such as salad dressing. At least 30 families would participate in the garden. (one business)
4. Work with the Community Based Development Organization to establish in-home businesses in order to target the large population of full time homemakers. Seek assistance from the U.S. Department of Labor. (five businesses)
5. Assist the development of new businesses on North Santa Fe Avenue with the assistance from the Redevelopment Agency with loans for new construction or renovation of businesses. Expand the downtown Community Property Improvement Program to the businesses on North Santa Fe. Work with the U.S. Small Business Administration or the State loan guarantee programs to finance new business start ups. (10 businesses)
6. Develop a program for North Santa Fe to provide free technical assistance including the provision of an architect or other professionals to consult on business renovation. Provide technical assistance in the development of new businesses through the Small Business Development Center.
7. Work with financial institutions in the City and San Diego County to provide assistance with start up financing. Work with the Small Business Finance Corporation and other financial institutions to assure loan programs are available.
8. Support code enforcement activities through the establishment of an expanded enforcement project in the Area.

Goal: Increase educational classes in the Area by 50%.

Initiatives:

1. Establish the Jefferson Street Center as a Townsite Area community center. Build a new Senior Center, moving the present senior center and freeing up the space for a community center. Social services, educational classes, and recreational opportunities would be offered in the new Center.
2. Coordinate with the Creative Learning Center in the downtown to provide class opportunities for residents of the Area.

Goal: Establish a Community Based Development Organization during 1998/99 program year.

Most of the initiatives in the Townsite Area require an organization to provide the leadership, coordination and administration of the projects and programs. The Vista Townsite Area Partnership is presently an informal coalition. It has been taking the leadership role in the Area in developing projects, establishing community unity, and coordinating the various non-profits' projects. The Partnership would be the first choice to convert to a CBDO. Under the U.S. Department of Housing and Urban Development guidelines, a CBDO can use CDBG funding for a much larger variety of economic development activities and social service programs than normally allowed. For example, funding for social services by a CBDO does not count toward the 15% social services cap on the CDBG annual grant. Additional funding is also available from a large variety of agencies and foundations for economic development organizations.

EXHIBITS

1. Maps

- Townsite Area boundaries
- Percent of minority households
- Percent of Hispanics
- Households in poverty
- Female headed households
- Unemployment rate
- Transportation routes in Vista

2. Townsite Area Survey Report

3. Neighborhood Revitalization/Vista Townsite Area sections of the Community Revitalization Plan

THE HISTORY OF THE

CHAPTER I

The first part of the history of the world is the history of the creation of the world. It is a story of the beginning of all things, of the origin of life, and of the establishment of the first human society. It is a story of the power of God, of the wisdom of His plan, and of the love of His people. It is a story of the first steps of the human race, of the first discoveries, and of the first struggles. It is a story of the first days of the world, of the first nights, and of the first seasons. It is a story of the first fruits of the earth, of the first flowers, and of the first fruits of the human mind. It is a story of the first steps of the human race, of the first discoveries, and of the first struggles.

The second part of the history of the world is the history of the fall of man. It is a story of the first sin, of the first disobedience, and of the first punishment. It is a story of the first fall from grace, of the first loss of innocence, and of the first entrance into a world of sin and sorrow. It is a story of the first steps of the human race, of the first discoveries, and of the first struggles. It is a story of the first fruits of the earth, of the first flowers, and of the first fruits of the human mind. It is a story of the first steps of the human race, of the first discoveries, and of the first struggles.

EXHIBIT 1

MAPS

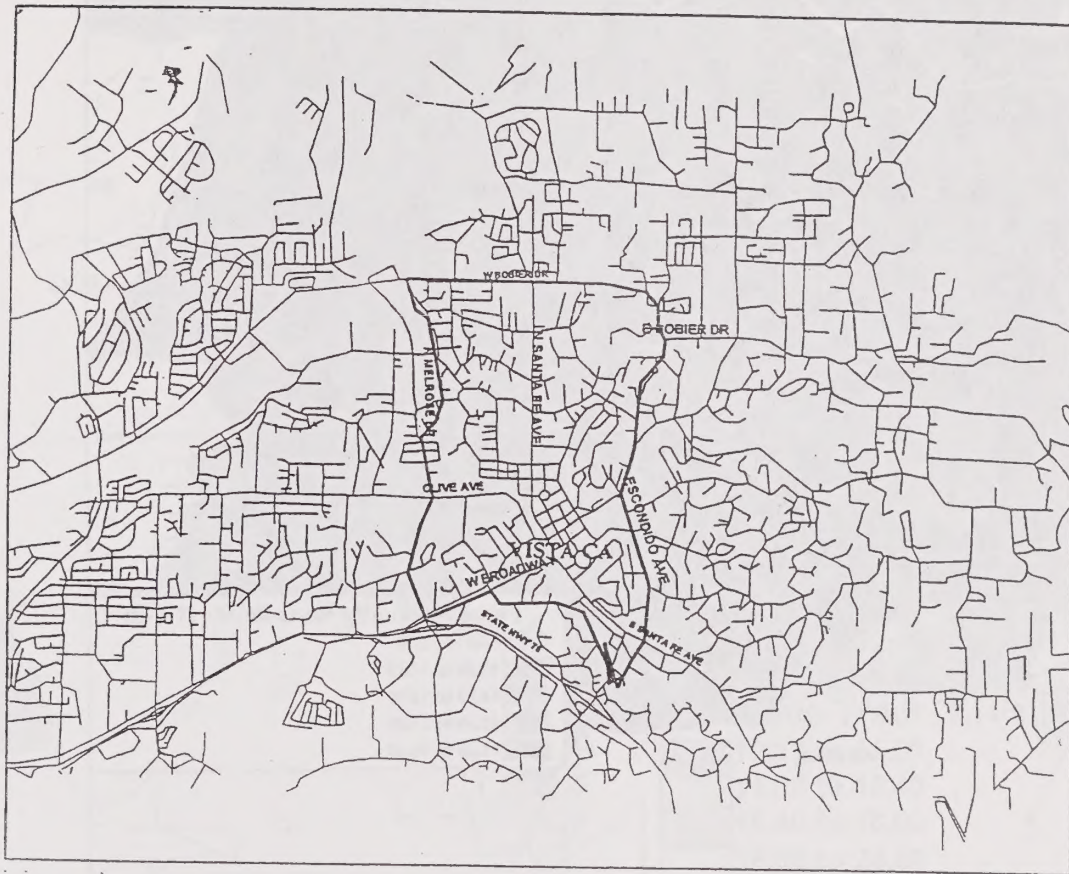
- Townsite Area boundaries
- Percent of minority households
- Percent of Hispanics
- Households in poverty
- Female-headed households
- Unemployment Rate
- Transportation routes in Vista

EXHIBIT 1

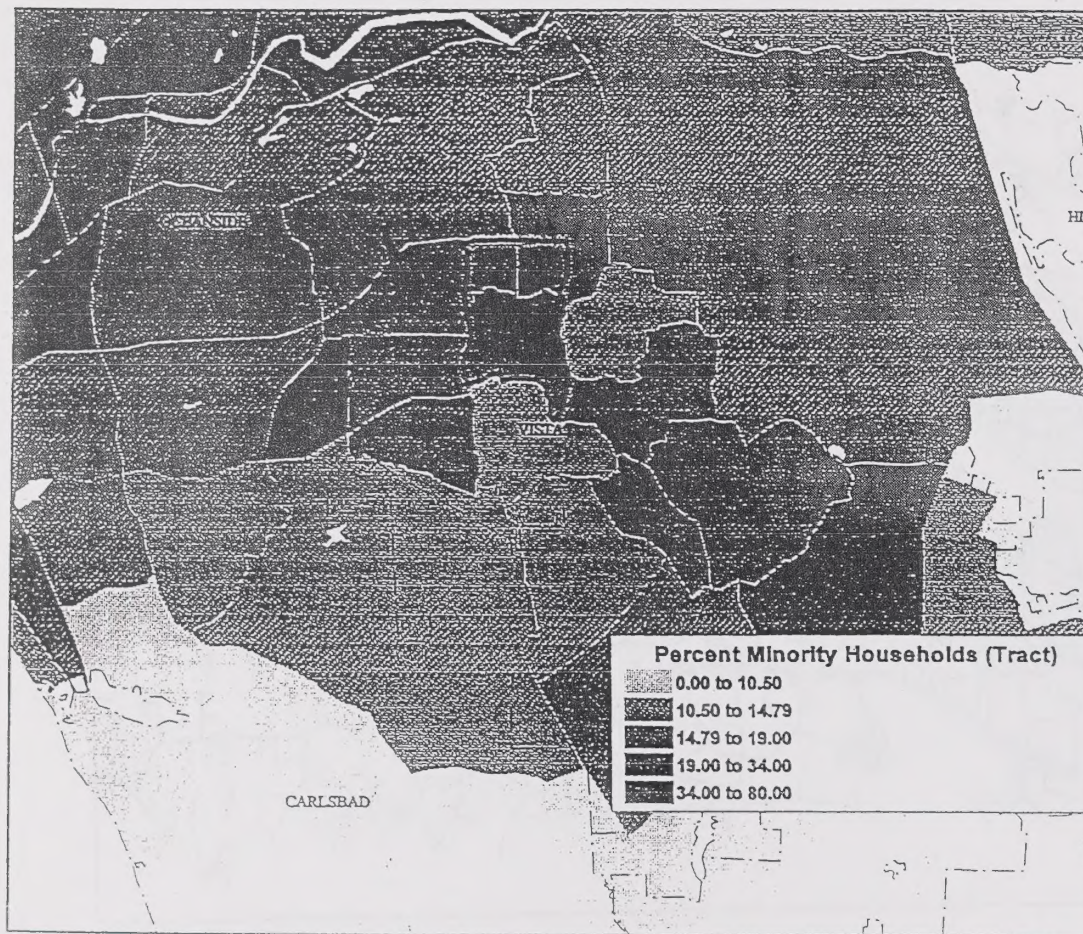
MAP

- Township Area boundary
- Percent of highly forested
- Percent of highly
- Forestlands in poverty
- Forest-landed forestlands
- Unimproved forest
- Transition forestland

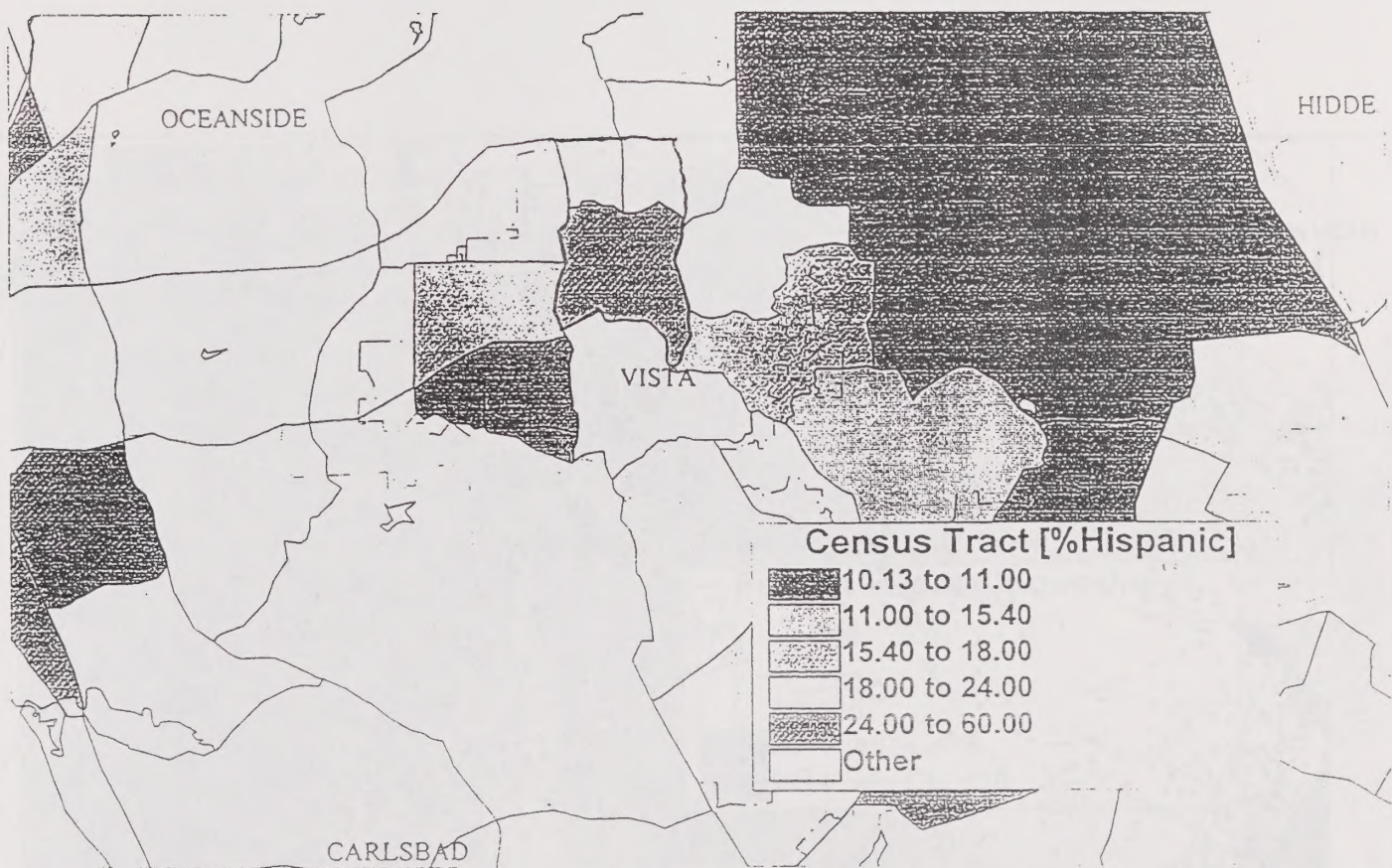
VISTA TOWNSITE NEIGHBORHOOD REVITALIZATION AREA



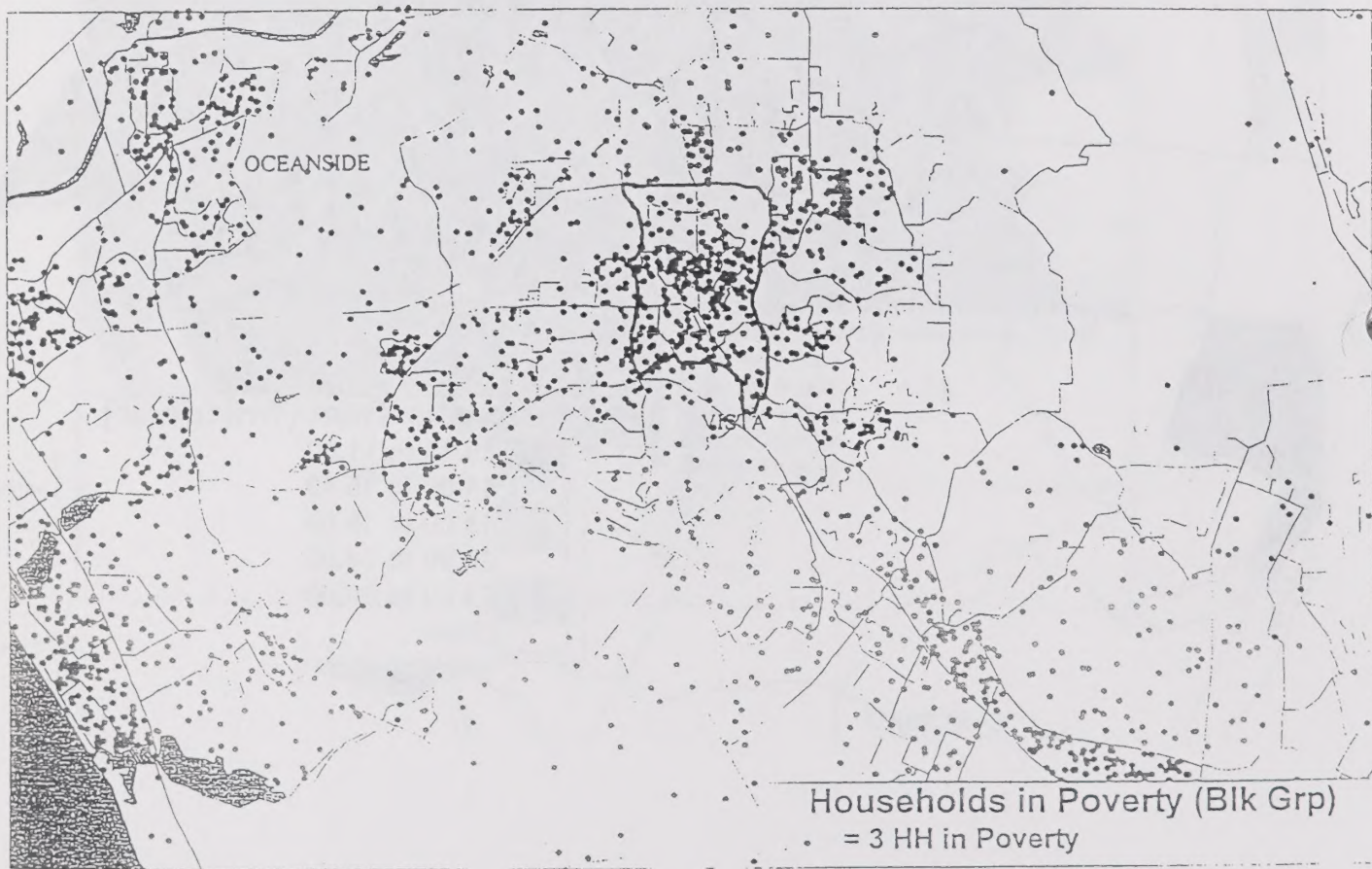
PERCENT OF MINORITY HOUSEHOLDS IN VISTA TOWNSITE NEIGHBORHOOD REVITALIZATION AREA



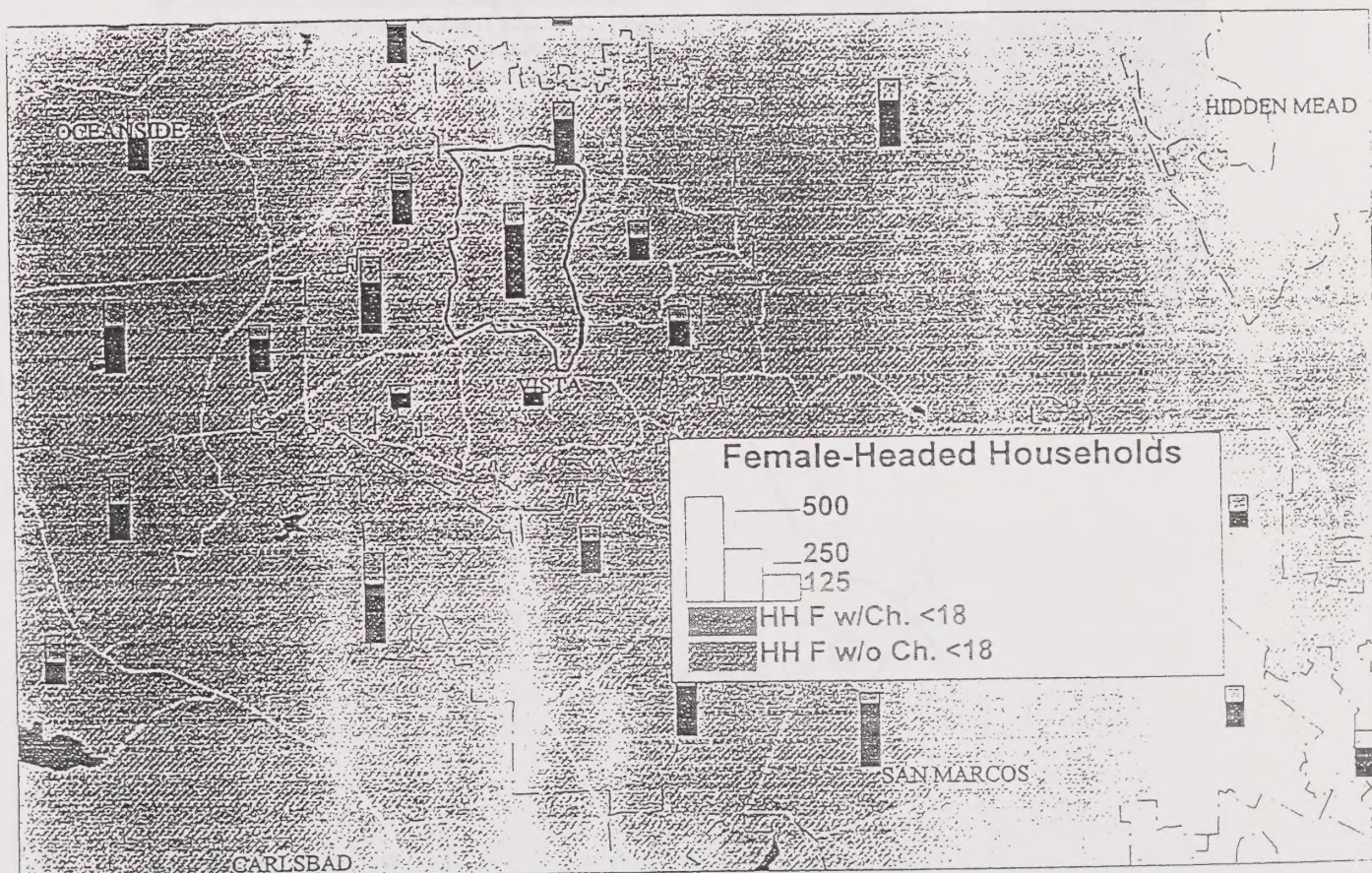
PERCENT OF HISPANICS IN THE VISTA TOWNSITE
NEIGHBORHOOD REVITALIZATION AREA



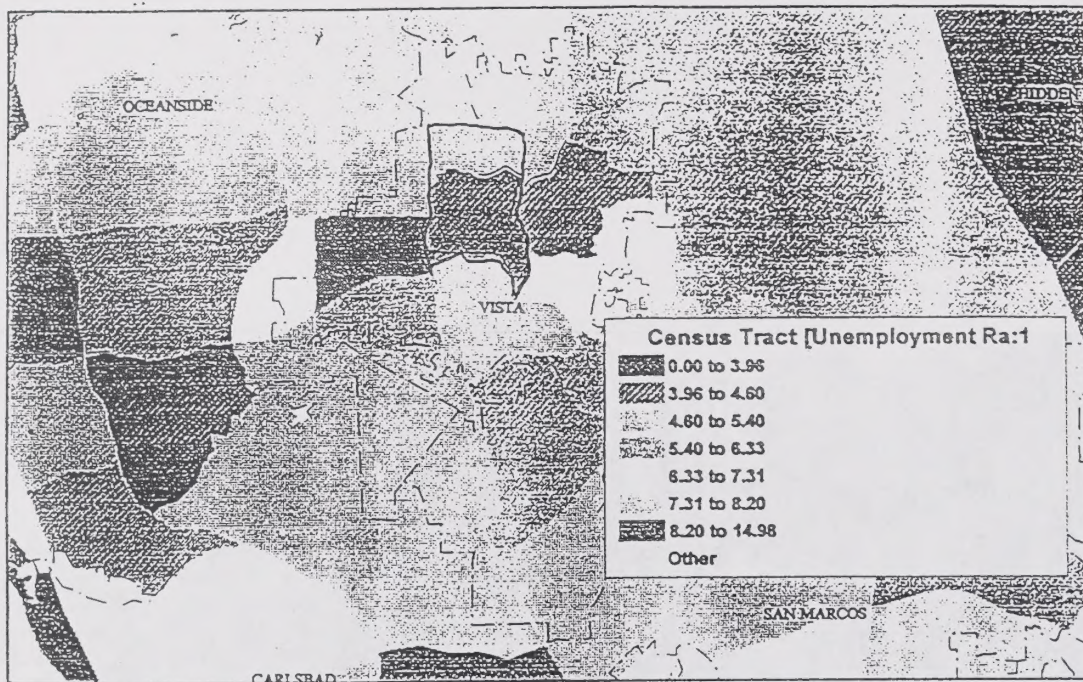
NUMBER OF HOUSEHOLDS IN POVERTY
IN THE VISTA TOWNSITE NEIGHBORHOOD
REVITALIZATION AREA



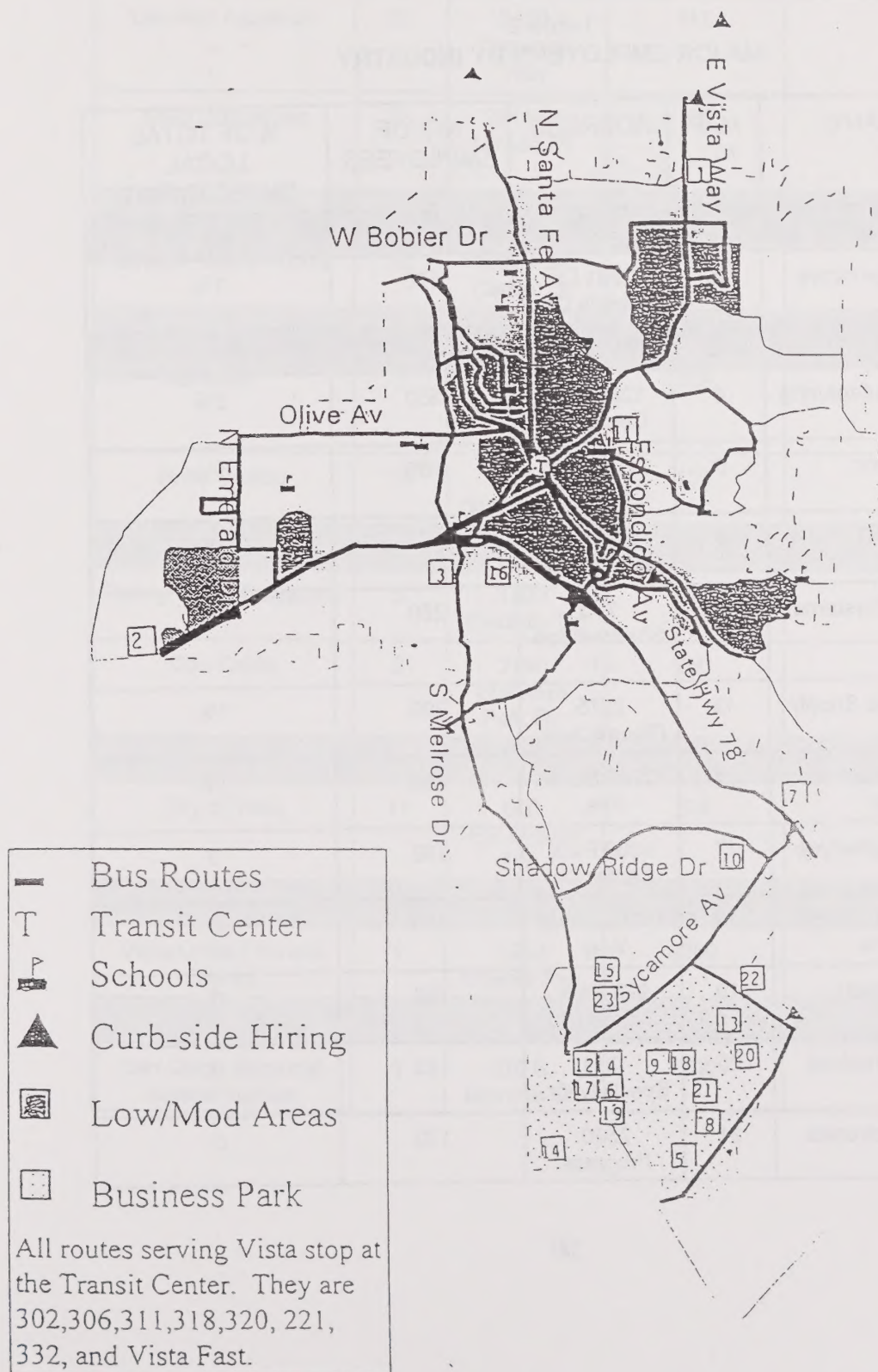
FEMALE HEADED HOUSEHOLDS IN THE VISTA TOWNSITE NEIGHBORHOOD REVITALIZATION AREA



UNEMPLOYMENT RATE IN THE VISTA TOWNSITE NEIGHBORHOOD REVITALIZATION AREA



Map 6 - Transportation, Employers, Curb-Side Hiring, & Low/Mod Areas



creating over 9,600 new jobs in the community. The industrial parks are located off of North Melrose Drive, South Melrose Drive, South Sycamore Avenue and Business Park Drive. There is no data available that relates employment to City residence.

Table 2
MAJOR EMPLOYERS BY INDUSTRY

COMPANY	MAP NO.	ADDRESS	NO. OF EMPLOYEES	% OF TOTAL LOCAL EMPLOYMENT
AGRICULTURE				
PacWest Landcare	15	2231 La Mirada Dr.	170	1%
MANUFACTURING				
Watkins Manufacturing	4	1280 Park Center Dr.	550	2%
Vans, Inc.	6	1205 Park Center Dr.	460	1%
SEMCO	8	1430 Vantage Ct.	275	1%
Desalination Systems, Inc.	10	760 Shadowridge Dr.	250	1%
McCain Traffic Supply	13	2575 Pioneer Ave.	200	1%
Smith & Nephew Donjoy	14	2985 Scott Ave.	182	1%
Sierracin Magnedyne	17	1360 Park Center Dr.	150	0
Creative Nail Design Systems	18	1125 Joshua Way	150	0
C.H. Products	19	970 Park Center Dr.	150	0
Webtrend Graphics	20	1311 Specialty Dr.	145	0
Directed Electronics	21	2560 Progress	130	0

COMPANY	MAP NO.	ADDRESS	NO. OF EMPLOYEES	% OF TOTAL LOCAL EMPLOYMENT
Lee-Mar Aquarium	22	2459 Dogwood Way	115	0
Killion Industries	23	2811 La Mirada Dr.	100	0
WHOLESALE TRADE				
Joseph Webb Foods	12	1201 Park Center Dr.	200	1%
RETAIL TRADE				
Wal-Mart	7	1800 University Dr.	359	1%
Price Costco	16	1755 Hacienda Dr.	158	0
COMMUNICATIONS AND PUBLIC UTILITIES				
Penny Saver Magazine	5	1300 Specialty Dr.	470	1%
Cox Cable	9	2790 Business Park Dr.	250	1%
PUBLIC ADMINISTRATION				
City of Vista	11	600 Eucalyptus Ave.	224	1%
EDUCATIONAL SERVICES				
Vista Unified School District	1	1234 Arcadia Ave.	2050	6%
OTHER PROFESSIONAL SERVICES				
San Diego Regional Justice System	3	325 S. Melrose Dr.	1300	4%

Date		Time		Location	
1	10/1/01	10:00	10:30	10:30	10:30
2	10/2/01	10:00	10:30	10:30	10:30
3	10/3/01	10:00	10:30	10:30	10:30
4	10/4/01	10:00	10:30	10:30	10:30
5	10/5/01	10:00	10:30	10:30	10:30
6	10/6/01	10:00	10:30	10:30	10:30
7	10/7/01	10:00	10:30	10:30	10:30
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28	10/28/01	10:00	10:30	10:30	10:30
29	10/29/01	10:00	10:30	10:30	10:30
30	10/30/01	10:00	10:30	10:30	10:30
31	10/31/01	10:00	10:30	10:30	10:30

EXHIBIT 2

TOWNSITE AREA SURVEY REPORT

EXHIBIT 3

TO WASTE AREA
SURVEY REPORT

VISTA TOWNSITE NEIGHBORHOOD PARTNERSHIP FOR MATERNAL AND CHILD HEALTH SURVEY REPORT

INTRODUCTION

The Vista Townsite Neighborhood Partnership for Maternal and Child Health of Vista, California uses grassroots community organizing strategies to improve the quality of life of families in Vista's lower income, predominantly Spanish-speaking downtown neighborhood. Begun in 1996 with funding from the Maternal and Child Health Bureau, the project is a three year effort to improve the health of women of childbearing age, infants, children and other family members in the Vista Townsite neighborhood by creating an integrated system of community services and empowering local leaders to help residents access services. Through a multi-agency collaborative advisory board known as the Vista Townsite Area Partnership (VTAP), the Vista Townsite Neighborhood Partnership for Maternal and Child Health administers a community-based case management system in the Townsite neighborhood of Vista. This advisory board consists of representatives of the City of Vista, Vista Community Clinic, local law enforcement, and numerous area social service agencies as well as multi-ethnic community representatives. The board meets monthly with municipal and agency representatives and community members in order to prioritize neighborhood needs and to propose and develop community health and betterment programs. Additionally, the Vista Townsite Partnership for Maternal and Child Health convenes case management teams comprised of local professionals who also operate programs in the Townsite neighborhood.

METHODOLOGY

The Survey

The survey used for conducting the 414 interviews was developed by Vista Community Clinic, the City of Vista, the San Diego County Sheriff's Department as well as with other VTAP agency representatives. The survey took approximately 60 minutes to administer. Of the total 105 questions on the survey 67 were yes/no, multiple choice, or true/false and 38 were open-ended. The following number of questions focused on the specific quality of life categories developed by the advisory board:

20	demographic information on the interviewee and family
14	environmental issues
15	transportation issues
2	social/cultural issues
10	economic issues
6	educational concerns
38	health issues

After creation of the initial draft, the survey was pilot tested in both English and Spanish

and revisions were made based upon their input.

Interviewer Training

After pilot testing, copies of the survey were distributed to volunteer interviewers from the community to be surveyed; a total of 14 interviewers were trained from the Townsite community and adjacent areas. Volunteers were selected based on their knowledge of and participation in the community. Each volunteer received 2 sessions of 4 hours of group training plus individualized instruction in sampling, conducting interviews, recording of results, data management, and human subjects protection. Volunteers were also instructed to carry with them a variety of brochures, flyers, and telephone numbers of health and social services available to neighborhood members in each of the quality of life categories listed above. Should questions arise, interviewers were encouraged to refer interviewees to these services after the interview.

Sampling

Households were randomly or conveniently selected for interviews from a map of the Townsite area. About one quarter of the households were conveniently sampled and the remainder were randomly selected by the interviewers skipping two households between each contact. Bilingual (English/Spanish) flyers were distributed to alert the community that interviewers would be contacting households. Interviewers walked door-to-door to contact households. One adult from each household was interviewed privately. In cases where there was no response or an interview was refused, the interviewers proceeded to the next household.

Human Subjects Protection

Though the survey did not undergo review by a formal human subjects protection committee, several measures were taken to protect respondents from harm. These included consent, privacy of interview, anonymity and confidentiality of data, careful collection and storage of raw data.

Analysis

Data from the interviews were first entered directly on a survey form at the time of the interview. Surveys were collected from interviewers weekly by staff. Data were entered in a computer data base using Epi-Info Version 6.0 by experienced personnel. Reliability of the survey was addressed in the following ways:

- 1) Careful attention to the ability of pilot test subjects to understand the directions;
- 2) Revisions to questions based on professional expert and pilot test subject feedback;
- 3) Consistent training of interviewers;
- 4) Attention to providing a quiet, private interview area; and
- 5) Training of interviewers in careful marking of survey forms and storage of raw data.

Computer analysis was conducted by Stafford Consulting.

RESULTS

This report presents the results of a house-to-house neighborhood survey conducted by community volunteers from March through April, 1997 in the Vista Townsite neighborhood. The Vista Townsite has an approximate population of 12,000 and is located in the north central section of the City of Vista. Results presented here represent the opinions of 414 adults, each from randomly or conveniently selected households in the Townsite area. Results and recommendations are grouped by the categories of concern developed by the Vista Townsite Area Partnership.

Vista Townsite - Draft Report

Demographics

Of the 414 respondents who completed the survey conducted in the Townsite neighborhood of Vista, 64.1%(264) had lived in Vista five years or more, 30.6% (126)1-to 5 years, and 5.3% (22)less than one year. Two respondents did not answer this question. Of the 411 who reported gender, 25.5% (105) were male and 74.5% (306) were female.

The average age of those completing the survey was 33 years. The breakdown of age was as follows:

Age n=410	Percentage
14 to 20 years	10.2%
21 to 30 years	39.3%
31 to 40 years	29.3%
41 to 50 years	12.9%
51 to 60 years	3.9%
61 to 70 years	2.4%
71 and over	2.0%

The following tables contain other demographic information about the respondents.

Type of employment n=412	Percentage
Farm Worker/Agricultural	3.2%
Office Worker	1.9%
Restaurant Worker	3.9%
Management	1.0%
Laborer/Factory Worker	17.0%
Government Employee	1.0%
Child Care Worker	1.5%
Prostitution	.5%
Store Cashier/Clerk	.5%
Transportation	.5%
Homemaker	47.8%
School Department Employee	1.2%
Student	5.1%
Unemployed	3.4%
Other	11.7%

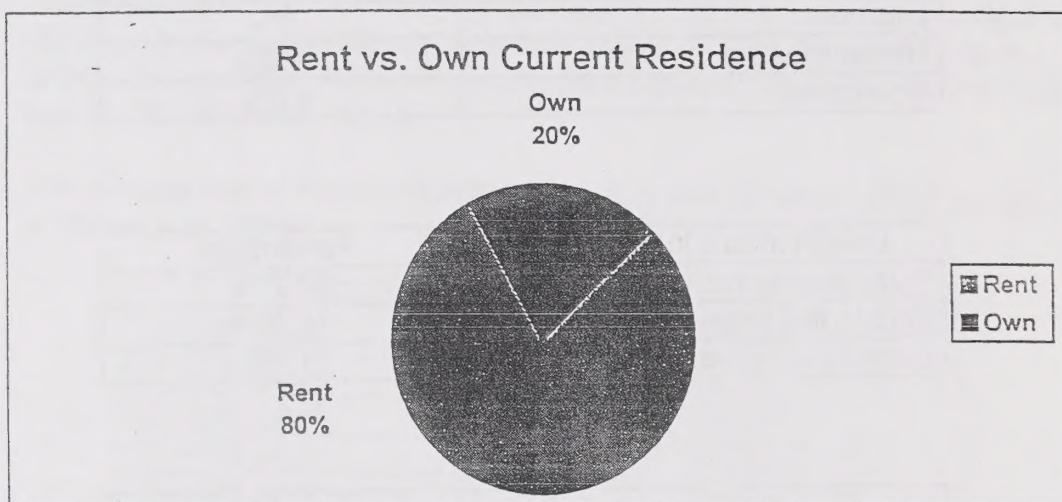
Ethnicity n=414	Percentage
African/American	.5%
Anglo/White	6.5%
Biracial	.7%
Filipino	.5%
Hispanic/Latino	84.8%
No answer	6.8%

Length of time in U.S. n=408	Percentage
Five years or more	87.79%
One to five years	11.39%
Less than one year	1.0%

Education Level n=411	Percentage
Grade 0 through 6	48.2%
Grade 7 through 9	12.2%
Grade 10 through 11	10.0%
High school diploma	19.2%
Vocation/Technical	2.2%
Some college	4.9%
College degree	1.5%
Post-graduate study	1.5%
GED	.5%

Family Status of Respondent n=413	Percentage
Married and living with partner	60.0%
Single	19.9%
Separated/divorced	4.6%
Widowed	2.4%
Living together, unmarried, with partner	13.1%

Household Information

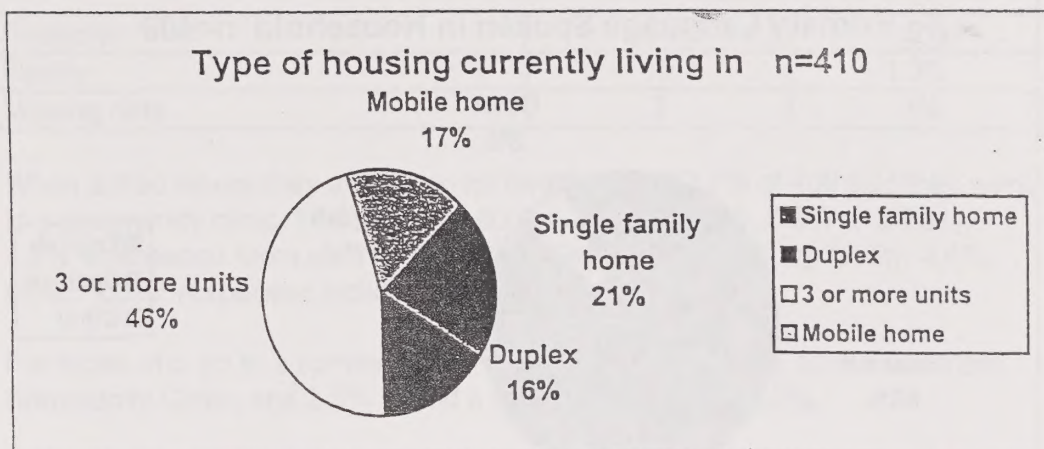


Rent Amount n=330	Percentage
\$0 to \$150	3.0%
\$151 to \$300	5.2%
\$301 to \$450	21.5%
\$451 to \$600	54.5%
\$601 to \$750	11.9%
\$751 to \$1000	3.9%

The amount paid for rent included utilities for 7.5%. The remaining 92.5% paid their utilities separately from their rent.

When asked if they would be interested in shared ownership or management of an apartment complex with their neighbors, 32.4% of 340 said yes, 56.5% said no, and 10.9% did not know.

Sixty two percent (62%) said that if they could own a home in Vista, they would buy in the same neighborhood where they are currently living. Twenty five point seven percent (25.7%) would not buy in the same neighborhood and 12.3% did not know.

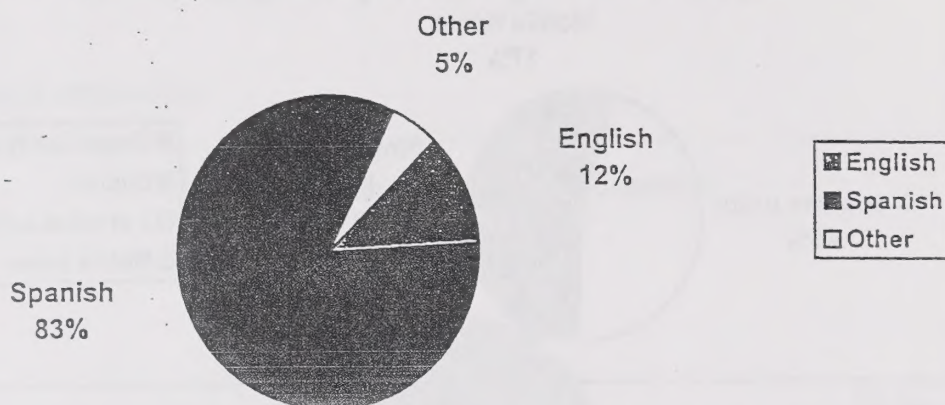


Number of bedrooms in current residence n=410	Percentage
1 bedroom	14.8%
2 bedrooms	55.7%
3 bedrooms	23.6%
4 bedrooms	4.6%
5 bedrooms	1.0%

Number of household members employed n=396	Number or responses	Percentage
0 employed	18	4.5%
1 employed	206	52.0%
2 employed	121	30.6%
3 employed	33	8.3%
4 employed	9	2.3%
5 employed	4	1.0%
7 employed	3	.8%
8 employed	1	.3%
Missing data	1	.3%

Annual income of family n=369	Percentage
Under \$10,000	32.9%
\$10,000 to \$15,000	29.3%
\$15,001 to \$18,000	10.3%
\$18,001 to \$22,000	9.2%
\$22,001 to \$26,000	5.7%
\$30,001 to \$35,000	2.4%
Over \$35,000	3.5%

Primary Language Spoken in Household n=409



Health

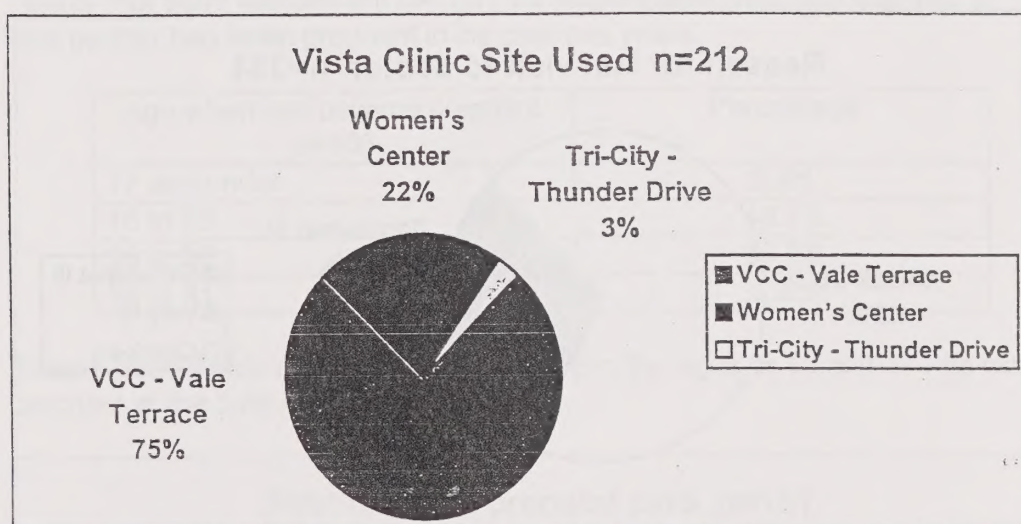
Three Top Health Problems Facing Children in Your Neighborhood 414 respondents, 690 responses	Frequency	Percentage
Respiratory/sinus	376	54.4%
General illness	150	21.7%
Do not know	59	8.6%
Socio-cultural	26	3.8%
Aches/pain	25	3.6%
Family behaviors	16	2.3%
No problems	16	2.3%
Financial/money	10	1.4%
Nutrition	6	.9%
Missing data	5	.6%

Three Top Health Problems Facing Adults in Your Neighborhood 413 respondents, 690 responses	Frequency	Percentage
Respiratory	225	30.7%
General illnesses	206	28.1%
Lifestyle	126	17.2%
Don't know	51	7.0%
Aches/pains	48	6.5%
Socio/cultural	32	4.4%
None	19	2.6%

Financial	14	1.9%
Family	10	1.3%
Missing data	2	.3%

When asked where they usually go for health care, 62.8% of 409 said they went to a community clinic, 17.4% private doctor, 9.8 % Mexico, 3.2% pharmacy, 1.2% emergency room at Tri-City Medical Center, 1.2% military facility, 4.4% other. -Other responses included Tijuana and Blue Cross.

For those who go to a community clinic for health care (257), 97.6% use Vista Community Clinic, and 2.3% attend a clinic in San Marco 2.3%.

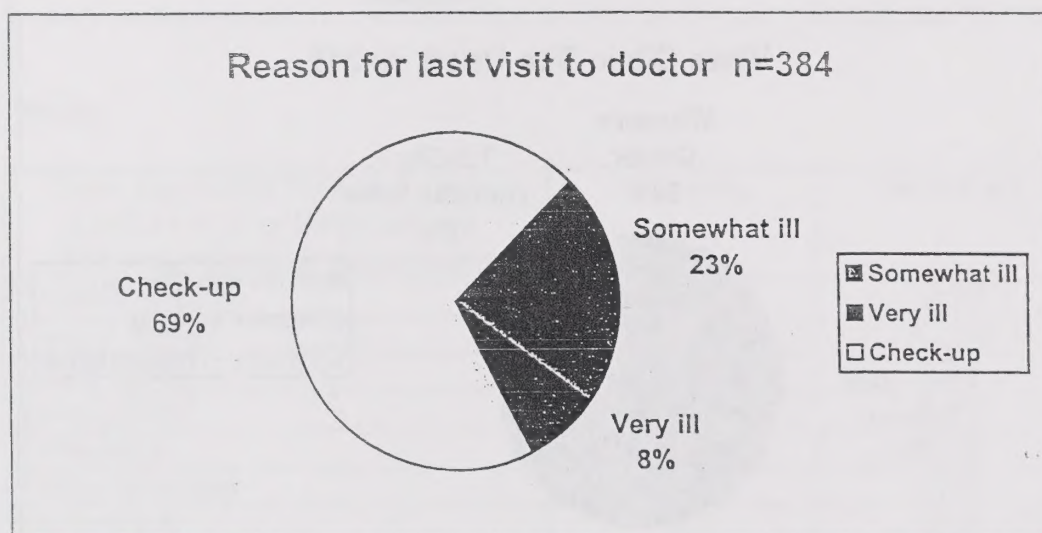


Sixty one point eight percent (61.8%) of 406 who responded to the question regarding health insurance reported no health insurance coverage. Fifteen percent (15%) reported using Medi-Cal, 14.8% private insurance, 1.5% military coverage, .7% Medi-Care and 6.2% other coverage. Other coverage included Blue Cross, Health Net, Kaiser and Procare.

Of those who reported having Medi-Cal 38.8% had emergency only coverage, 56.7% Managed Care, 4.5% Fee-for-Service. Community Health Group was the most commonly reported Medi-Cal Health Plan (47.4%) with others reporting ProCare (11.6%), Sharp (7.4%) and Kaiser Permanente (5.3%).

The following table shows the last time that the respondent went to see a doctor?

Last time went to doctor n=410	Frequency	Percentage
Within the last six months	102	24.9%
Within the last month	85	20.7%
Within the last year	60	14.6%
Over 1 year ago	59	14.4%
Within the last week	52	12.7%
Over five years ago	29	7.1%
Never been	21	5.1%
Don't know	2	.5%



Last time children 2 to 18 years were seen for a routine check-up n=389	Frequency	Percentage
Within the last six months	106	27.2%
Within the last month	66	17.0%
Within the last year	49	12.6%
Over 1 year ago	38	9.8%
Within the last week	27	6.9%
Over 5 years ago	10	2.6%
Never been	7	1.8%
Don't know	12	3.1%
No children between 2 and 18	74	19.0%

Thirty eight point 3 percent (38.3%) of the 298 women who responded reported that they have never performed a Breast Self-Exam. Thirty four point six percent

(34.6%) performed one once a year, 9.4% once a month, 8.7% every 6 months, 6.4% every 3 months, and 2.7% every two years.

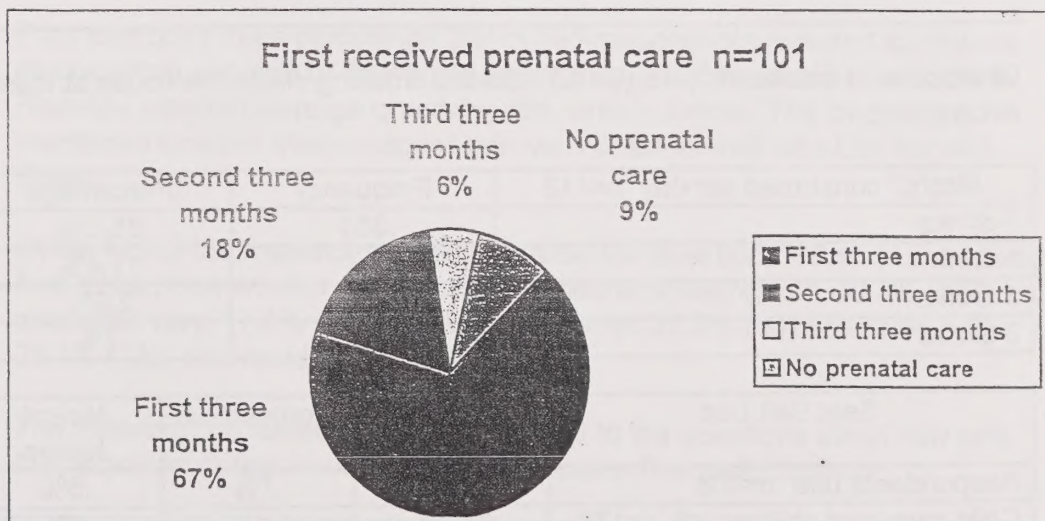
Last Test	Pap n=300	Mammogram n=88
Never had one	13.3%	46.6%
Less than one year ago	41.0%	25.0%
About a year ago	22.3%	15.9%
More than a year ago	10.3%	5.7%
More than two years ago	13.0%	6.8%

Maternal-Child Health

Twenty four point two percent (24.2%), 95 respondents, reported that they or their partner had been pregnant in the past two years.

Age when last became pregnant n=106	Percentage
17 and under	9.4%
18 to 25	48.1%
26 to 35	38.7%
36 to 51	3.8%

Sixteen households reported a female between the ages of 12 and 17 who was pregnant at the time of the interview.

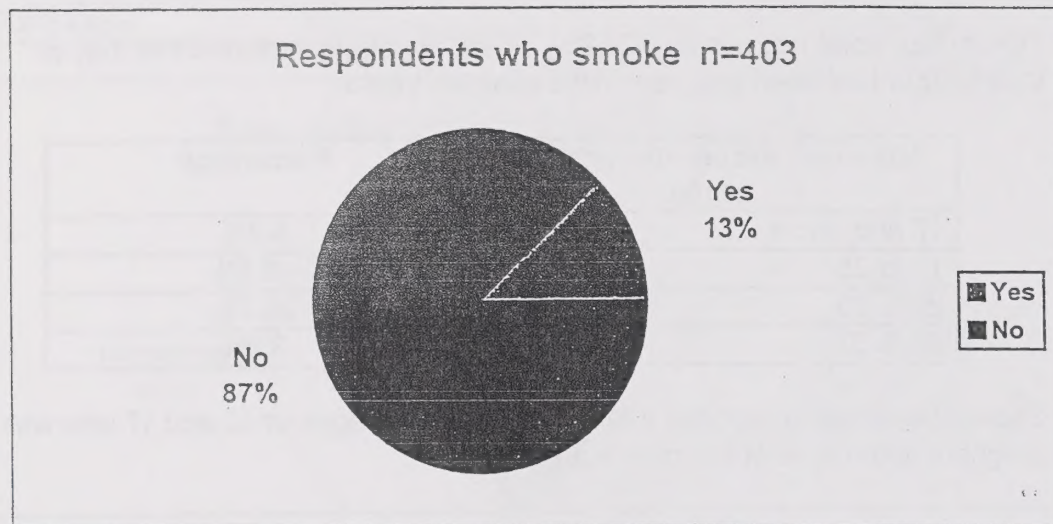


Seventy eight (78), 74.3%, reported receiving prenatal care at a community clinic, 17 (16.3%) from a private doctor, 2 (1.9%) at urgent care, 4 (3.8%) at the

emergency room at Tri-city Medical Center, and 1 (1%) reported receiving care in Mexico.

When asked if the immunizations of the children in the family under two years of age were up to date, 32.4% said yes, .8% said no, .3% said they did not know, and 66.6% did not have children under two. Of the children under two, 69.4% (86) were breastfed almost exclusively in the first year, 13.7% (17) sometimes, and 16.9% (21) almost never.

Personal and Environmental Health Habits



Of those who smoke, only 18 (6.1%) reported smoking inside the house at least twice a day.

Alcohol consumed per day n=413	Frequency	Percentage
0 drinks	351	85.0%
1 drink	47	11.4%
2 drinks	12	2.9%
3 drinks	3	.7%

Seat Belt Use	Almost Always	Sometimes	Almost Never
Respondents use n=408	98.8%	.7%	.5%
Child care seat children <5 n=178	98.3%	1.1%	.6%
Seatbelts children 5 to 12 n=288	98.6%	1.4%	0

Environment

The following table represents the responses to the question, "What three improvements would you suggest to make your neighborhood a better place to live?". Four hundred and fourteen answered the question.

Suggested Improvements n=764	Frequency	Percentage
Environmental	269	35.2%
Public Safety	156	20.4%
Crime Problems	113	14.8%
Add or expand services	103	13.5%
Everything fine	34	4.5%
No opinion/don't know	32	4.2%
Sheriff - Community relations	26	3.4%
Human relations	21	2.7%
Sheriff performance	8	1.0%
Missing data	2	.2%

Of the 410 respondents who answered the question, 35.9% (147) said there was lots of crime in their neighborhood, 30.2% (124) said there was a normal level of crime, and 33.9% (139) said there was very little crime. Forty eight (48), 11.7% of 411 responding, reported they or someone in their household had been a victim of crime in the past year.

Forty one point three percent (41.3%) of 395 respondents reported there were places within one mile of their home where they would be afraid to walk alone. Reasons reported were gang activity, dark streets, crime. The most often mentioned location where respondents were afraid to walk was Los Angeles Street.

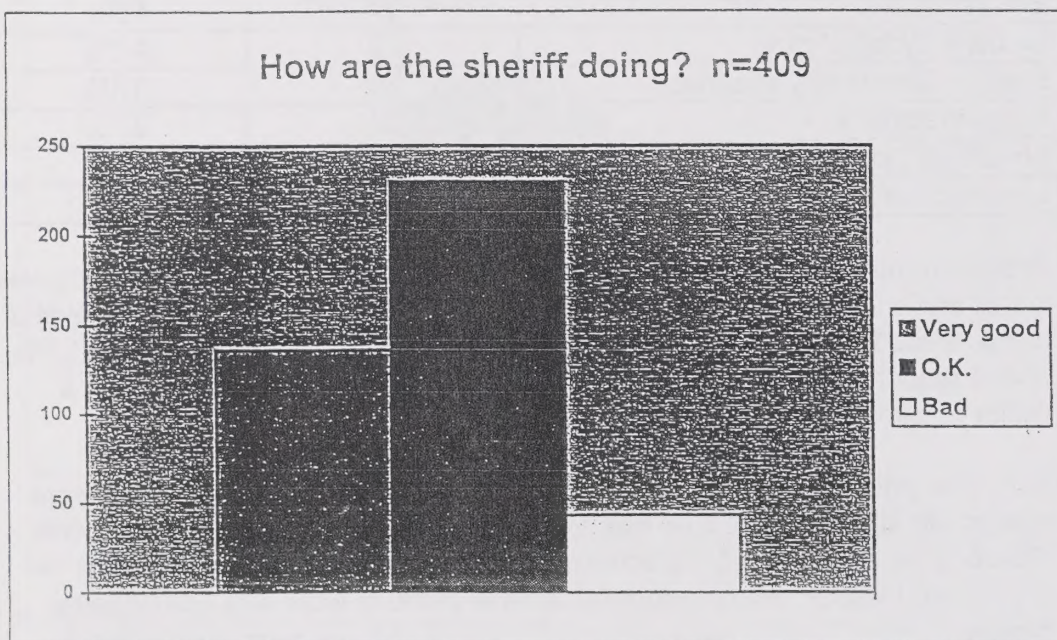
Of the 413 of the respondents who answered the question, "When you are away from home, how worried are you about someone breaking in?", 30.8% (127) answered very, 17.4% (72) answered somewhat, 22.8% (94) answered a little, 29.1% (120) answered they do not worry.

The following two tables show the responses to the questions about how safe the respondents feel in various circumstances in their neighborhood.

How safe do you feel...	Very	Some- what	A little	Don't know
In your home during the day n=412	40.5%	18.9%	19.2%	21.4%
In your home at night n=412	35.0%	24.0%	24.3%	16.7%

How safe do you feel...	Very	Some- what	A little	Not at all	Don't go	Don't know
In the neighborhood parks in the day n=411	22.4%	15.3%	25.3%	2.7%	30.4%	3.9%
In the neighborhood parks at night n=410	2.7%	3.2%	9.8%	9.8%	67.6%	7.1%
Having your children play in neighborhood parks n=302	15.9%	13.9%	26.8%	4.6%	26.8%	11.9%

Public Safety



One hundred and twelve of 401 (27.9%) respondents reported knowing neighborhood Sheriff's Deputies, 288 (71.8%) said they did not know any of the neighborhood Sheriff's Deputies, and 1 (.2%) said they didn't know if they knew any.

When asked what three things the Sheriff's Department could do to improve its way of doing things, 331 responded provide more services. One hundred and sixty six wanted better community relations. More meetings with residents and better communication with Hispanic residents were often mentioned as ways of improving community relations. Better efficiency was cited as a way to improve by 96 respondents. Eighty eight wanted the Sheriff's Department to address

specific crime problems with controlling gangs the most mentioned crime. Thirty nine felt everything was fine and the Sheriff's Department were doing their job.

Transportation

Usual Method of Transportation	Frequency	Percentage
Drive car	237	57.5%
Walk	59	14.3%
Ride with friends or relatives	55	13.3%
Bus	54	13.1%
Bicycle	3	.7%
Other	2	.5%
No answer	2	.5%

Two hundred and twenty eight out of 414 (55.1%) said they owned a car, compared to 186 (44.9%) who said they did not. Cars owned by other household members were reported by 187 (47.6%) respondents.

The average number of cars in each household was 1.6. Two cars were reported by 147 of respondents and three cars by 118.

Average Monthly Car Payment n=316	Percentage
\$0	57%
Under \$50	4.4%
\$50 to \$200	11.7%
\$201 to \$400	7.6%
Don't know	12.3%

Average Weekly Gasoline Expenditure n=315	Percentage
\$0 to \$20	47.3%
\$21 to \$40	26.0%
\$41 to \$60	7.6%
Over \$60	7.0%
Don't know	9.5%

Average Annual Auto Maintenance Expenditure n=315	Percentage
\$0 to \$300	26.3%
\$301 to \$600	27.9%
\$601 to \$900	6.7%

\$901 to \$1200	8.3%
Over \$1200	6.3%
Don't know	21.3%

The majority of the 292 who answered the question, "Where do you park?", parked in the front yard (24.3%), closely followed by parking lot (22.9%), and on-site covered parking (21.9%). Other parking spots included the garage (17.1%), driveway (16.1%) and street parking (12.0%).

Public Transportation	Yes	No
Do you use n=411	32.4% (133)	67.6% (278)
Would you use public transportation if there were other alternatives n=136	39.0% (53)	61.0% (83)
Is public transportation convenient n=137	83.9% (115)	16.1% (22)
Is public transportation affordable n=136	73.5% (100)	26.5% (36)

Of the 131 who reported monthly expenditures for public transportation, the majority 18.3% reported spending \$10.00, 15.3% \$5.00, 7.6% \$3.00, 7.6% \$15.00 6.1% \$20.00, 6.1% \$40.00, 4.6% \$25.00, 4.6% \$30.00 and 3.8% \$2.00.

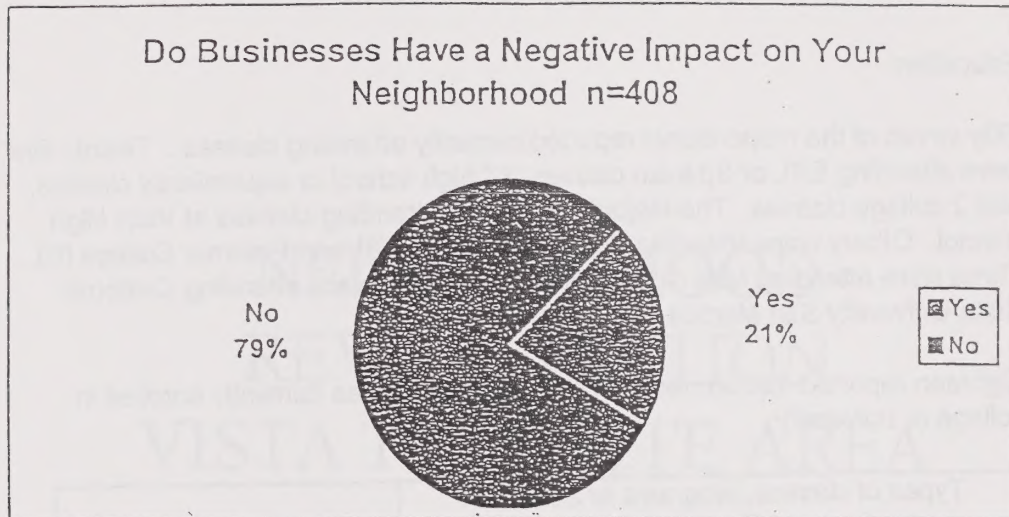
Eighty one (81) of the respondents felt that NTSD could make public transportation better by improving service with more frequent routes, faster service or being more punctual. Thirty five (35) thought they needed to improve community relations by being more patient, not being racist or having bilingual drivers. Twenty eight (28) felt the fares needed to be cheaper and 20 felt the safety and comfort needed to be improved.

Fifteen (15) stated that public transportation was meeting their needs for transportation to and/or from Vista and other cities. Twenty (20) stated that public transportation was meeting their needs at the main bus terminal. Many (143) named specific streets where public transportation was meeting their needs.

Social/Cultural

The primary caretaker for the children in the household was the mother for the majority (57.5%) of the 402 respondents who answered this question. Other primary caretakers reported were paid caretaker (6.2%), older sister or brother (2.2%), grandmother (2.0%), other (1.0%). No children in household were reported by 28.6%.

Economics



One hundred and seventy one named the businesses they felt most negatively impacted their neighborhood. The majority cited alcohol establishments. Also mentioned frequently were illicit/unlicensed businesses. The reasons given included undesirable social elements and crime.

The businesses most needed in the neighborhood according to the 125 who answered this question are specialty stores and businesses (such as gas stations, car washes, laundromats, hair salons) and food stores and businesses (such as donut shops, ice cream stores, grocery stores, meat markets).

When asked where they most frequently shopped the majority said food and grocery stores. Also often mentioned were bargain stores such as Walmart and K-Mart, and ethnic markets. By far, the thing they liked most about where they shopped were price and economics. Also important were convenience/selection, customer service and products/merchandise.

Sixty three respondents said there were products they would like to buy in the neighborhood and were unable to. Most frequently named were; food products, non-food items such as cosmetics and household goods, and clothing.

Sixty two percent (253 out of 408) thought that the prices in the neighborhood stores that they most frequent were higher than normal prices. Twenty two

(5.4%) thought they were lower than normal, and 133 (32.6%) thought they were normal.

One hundred had considered opening a small business in their neighborhood and 101 would be interested in setting up a business in a neighborhood business center, if one were made available.

Education

Fifty seven of the respondents reported currently attending classes . Twenty five were attending ESL or Spanish classes, 17 high school or equivalency classes, and 2 college classes. The majority (20) were attending classes at Vista High School. Others were attending Vista Adult School (8) and Palomar College (6). Three were attending Mira Costa College and three were attending California State University San Marcos.

Eighteen reported that someone in their household was currently enrolled in college or university.

Types of classes, programs or activities respondents would like to see provided in their neighborhood n=413	
Educational	222
Vocational	180
Recreational/Sports Programs	131
Playground and Youth Activities	97
Sex, family and health education programs	76
No opinion	45
Clubs or activities for adults and seniors	19

Where children spend their non-school hours n=297	
At home	246
With other family members	17
Playing outside or with neighbors	10

EXHIBIT 3

Community Development Needs

NEIGHBORHOOD
REVITALIZATION
VISTA TOWNSITE AREA

(Sections of the Community Revitalization Plan)

1. The first part of the report is a general introduction to the project.

2. The second part of the report is a detailed description of the methodology used in the study.

3. The third part of the report is a discussion of the results of the study.

4. The fourth part of the report is a conclusion and a list of references.

5. The fifth part of the report is an appendix containing additional data and figures.

6. The sixth part of the report is a bibliography of the literature cited in the study.

7. The seventh part of the report is a list of the authors' names and affiliations.

8. The eighth part of the report is a list of the titles of the papers presented at the conference.

9. The ninth part of the report is a list of the titles of the papers presented at the symposium.

10. The tenth part of the report is a list of the titles of the papers presented at the workshop.

11. The eleventh part of the report is a list of the titles of the papers presented at the roundtable.

12. The twelfth part of the report is a list of the titles of the papers presented at the panel discussion.

13. The thirteenth part of the report is a list of the titles of the papers presented at the keynote address.

14. The fourteenth part of the report is a list of the titles of the papers presented at the closing ceremony.

15. The fifteenth part of the report is a list of the titles of the papers presented at the opening ceremony.

16. The sixteenth part of the report is a list of the titles of the papers presented at the reception.

17. The seventeenth part of the report is a list of the titles of the papers presented at the dinner.

Community Development Needs

The City of San Francisco is a city of diverse communities, each with its own unique needs and challenges. The City's Community Development Department is committed to understanding these needs and working to address them. This report provides a comprehensive overview of the community development needs identified by the City's various departments and community organizations. The report is organized into four main sections: Housing, Transportation, Parks and Recreation, and Community Services. Each section provides a detailed analysis of the current situation, identifies key issues and challenges, and offers recommendations for future action. The report is intended to serve as a resource for the City's decision-makers and the community at large.

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In 1990, the City established the Community Development Department to coordinate and oversee the City's community development efforts. The Department's mission is to improve the quality of life for all San Franciscans by addressing the needs and challenges of the city's diverse communities.

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Community Development Notes

B. Neighborhood Revitalization/Vista Townsite Area.

The City has been identifying neighborhoods with a high degree of social and physical problems leading to the deterioration of the neighborhood. The identification process is continuing. However, in the next three years of the planning period, the City will continue to focus on one neighborhood, the Vista Townsite Area. (See Map 10)

The Vista Townsite Area is a 216-acre residential neighborhood in the central part of the City. (Vista Townsite Specific Plan, Map 10) Though the area is primarily residential, the neighborhood contains commercial uses along North Santa Fe Avenue. The vast majority of the Area is developed. The sewer system is old. The area west of North Santa Fe Avenue includes some of the oldest sewer lines in the City. The system needs to be reviewed and monitored with improvements scheduled. There are areas that are in need of drainage improvements. Streets are in need of paving or re-paving. Other public improvements, such as curbs and sidewalks, are needed to accommodate the heavy pedestrian traffic in the area. Many streets have no sidewalks at all.

Educational services in the area include the Vista Academy for Visual and Performing Arts (a district-wide "magnet" school), Lincoln Middle School, and Vista High School. The Vista Academy is a year-round school and the recreational facilities at the school are not available during school hours to children off-track.

In 1993, the City completed the Vista Townsite Specific Plan. A resident committee and many neighborhood workshops provided input to the Plan. The Plan identified problems in the Area and outlined objectives to address the problems.

1. Projects/Programs Completed. Since 1990, the City has built the Raintree Park Community Building, placed curb, gutters, sidewalks and street improvements on Citrus Avenue and placed 47 street lights on Citrus and Nevada. North Santa Fe Avenue has just recently been widened with medians built. The City is nearing completion of the Townsite Park with a soccer field, lights, picnic facilities, and rest rooms. The Sheriff has a substation (established in 1994) next to the Park with four deputies, a sergeant and a clerk. It is staffed from 2 p.m. to 10:00 p.m. The Sheriff's neighborhood policing team has heavily focused on graffiti removal, abandoned houses (civil abatement), neighborhood watch, drugs and gangs. Street improvements are pending for Avenida de Benito Juarez and sidewalks improvements on Citrus, East Los Angeles Drive, Connecticut Street and California Street are starting this year.

The City has just initiated the Vista Home Ownership Program to assist low-income home buyers with the purchase of rehabilitated homes, refurbished in accordance with the Vista Townsite Specific Plan. The City is partnering with non-profit housing providers to use the HUD 203K program as an integral element of the Vista Home Ownership Program. The City anticipates refocusing the City's owner-occupied housing

rehabilitation program to this area in order to assist low income home owners in upgrading their home, as a means to further stabilize the neighborhood and implement the design guidelines of the Townsite Specific Plan.

Several social service agencies are active in the area or nearby. The Vista Community Clinic provides prenatal outreach and education for women of child bearing age. They provide English as a Second Language (ESL) classes as part of their adult education curriculum. The Boys and Girls Club is open 80 hours per week, and has a gymnasium and classrooms. Both gang prevention and preschool program take place in this facility. Girls, Inc. provides classes, drug prevention, and self-esteem programs for young girls. MAAC Project runs a HeadStart program at the Raintree Community Center. Lifeline has emergency aid, case management, counseling and legal assistance plus parenting classes in English and Spanish and teen support groups. They also run a gang alternative project and Project SAFE that eliminates child abductions. The City's Community Services Department has a variety of recreation programs, including drop in recreation at Raintree Park and programs at the Townsite Park.

In May 1996, the City facilitated the establishment of the Vista Townsite Area Partnership, a coalition of service providers, the City recreation program providers, the Redevelopment/Housing Division, the Sheriff's Department, including neighborhood policing, the school district and residents of the Area. The Vista Community Clinic recently received a grant to fund a project to improve the health of women of child bearing age, infants, children and other family members in the Townsite Area by creating an integrated system of community services, and empowering local leaders to help residents to access services. As part of the project, and with assistance from the City, a survey establishing a baseline of community needs will be conducted to determine neighborhood needs and service gaps. At least 400 homes will be surveyed by a team of interviewers. Case management teams will be established, with an integrated system of information and referral. In 1997, at least five community residents are to be trained as peer educators who will then provide or co-facilitate educational sessions and assist with case management. The City is hiring a Neighborhood Coordinator to work in the area as an ombudsman, and to coordinate the neighborhood revitalization strategy with the Partnership.

2. Demographics of Townsite Area. The area is a major portion of Census Tract 195 which was used as the base for demographic information. The Sheriff's beat which includes the Townsite Area was used for crime statistics.

There were 11,175 people in Census Tract 195 in 1990 of which 52.1% were Hispanic, 3.4% African-American, and 2.9% Asian. In 1990, 62.8% of the population had an income below 80% of the median household income for San Diego County or \$35,022 for a household of four. 23.8% of the Area households have incomes below the poverty level.

Six percent of this Area's population is over the age of 65, compared to the City as a whole with a 13% elderly population over 65 years.

AGE	NUMBER OF PERSONS	PERCENT OF TOTAL
0-4 years	1,336	12%
5-17 years	2,355	21%
18-24 years	1,822	16%
25-44 years	4,058	36%
45-64 years	1,000	9%
65 years and over	704	6%
TOTAL	11,275	100%

The household composition breaks down as below:

Total	3399
One Person	701
Two or More Persons	
Family Households:	
Married-Couple	1,655
Male, no wife present	236
Female, no husband present	514
Non-family Households	293

There are 3.68 persons per family as contrasted with 2.84 per household City-wide. The households in the Townsite Area are 13% of the total households in the City. One person households make up 20% of the total households in both the Townsite Area and the City. Of the total households, 1,655 (49%) are married couples, and 750 (22%) are single parent households. 514 of these single parent households are female headed households. Female headed households make up 15% of the total households in the Townsite Area in contrast to 10% City-wide.

3. Housing. The table below shows the median rent and value of homes and the number of units that are owner or renter occupied. There are a total of 3,598 units in the census tract. The home ownership rate for the Townsite Area is 31% compared to the City as a whole with 53.9% and the United States with 65.4%.

HOUSING COST		COMPARISON TO CITYWIDE		OWNERSHIP VS. RENTERS			
Median Rent	Median Value	Median Rent	Median Value	Owner Occupied	% of Total	Renter Occupied	% of Total
\$555	\$126,000	\$625	\$135,781	1,109	31%	2,290	64%

In 1990, there were 199 units that were vacant or 5% of all the units. This compared to 7% in the City at that time. As the City-wide vacancy rate had dropped to 1.8% in 1996, one could assume that the vacancy rate in the Townsite Area is now less than 5%. The Specific Plan identified a high percentage of absentee ownership of rental units, which is believed to be a contributing factor to a lack of pride in the Area. An increase in owner-occupied units would be expected to promote enhanced property maintenance and help foster a sense of community pride within the neighborhood. The goal of the Vista Home Ownership Program is to increase the percentage of home ownership. The City's "Analysis of the Impediments to Fair Housing Choice" found that 58% more Hispanic applicants were turned down for residential mortgage loans in Census Tract 195 than white non-Hispanic persons were turned down. As the Hispanic population makes up over 50% of the Townsite population, this statistic is of great concern.

Among the housing units, 882 (25%) are identified as overcrowded (more than one person per room). This compares to 2,799 units (10%) that are overcrowded in the City as a whole. In other words, nearly one-third of the overcrowded households in Vista are concentrated in the Townsite Area. Overcrowding is evidenced by a serious parking problem, and higher than normal crime statistics. Although the HUD census data does not break down the housing condition by individual census tracts, a windshield survey indicates a need for housing rehabilitation and landscaping improvements. The poor condition of the housing and of the general neighborhood environment is evident throughout the Area. Overcrowding contributes to the condition, as many front yards serve as parking lots for residents. The general poor condition of streets and lack of sidewalks is also evident. Over a third of the units are single family detached units. Another third are within multifamily complexes with more than five units. There are 3.29 persons per occupied housing unit. The following table breaks out the types of housing type.

NUMBER OF UNITS	TOTAL
Single Family Detached	1077
Single Family Attached (Duplex)	359
2 to 4 Units	703
5 or more Units	1,087
Mobile Homes or Trailer	333
Other	39
TOTAL	3,598

4. Unemployment. The Townsite Area has the largest area of unemployment in the City with an unemployment rate of over 12% according to the U.S. Census. (Two other small block groups in the City also have a rate this high.) This compares to a City-wide unemployment rate of 6.1% in 1990. As part of the survey that is planned for the Area, the Partnership will identify the employment patterns for the Area, including where the residents work; how they travel to work; how far they have to travel; what types of jobs they have and what types of skills are needed for new jobs.

5. Crime. The neighborhood has problems related to gangs and violence, high dropout and expulsion rates, safety issues, poverty, teen pregnancy, and substance abuse. Four (25%) of the 12 Vista homicides in FY1995/96, 15% of the City's rapes (4 out of 26) and 15% of the City's violent crimes were in the Townsite Area. According to the Vista Unified School District Gang Prevention Coordinator, there are 18 documented gangs in North San Diego County. The Vista Home Boys are centered in the Vista Townsite Area and account for almost 550 members. In the Specific Plan, the neighborhood identified a need for the Sheriff's Department to take a greater role in deterring general lawlessness in the neighborhood.

6. Health condition. In 1989, a health, exercise and nutrition survey of 800 Townsite residents was conducted for the Vista Community Clinic's Vida Sana (Healthy Life) Project. The survey results indicated that only 26% of residents had health insurance, including MediCal. The survey was repeated in 1991 with consistent results. The source of health care when sick included the Vista Community Clinic (45%), personal physician (16%) and Mexico (11%). When asked what would keep persons from participating in free health programs, 78% still said fees would be prohibitive, 63% mentioned time of day, 36% transportation and 30% child care. The 1991 survey population were less able to communicate in English indicating a need for health education programs in at least

Spanish and English. In the survey and program being implemented by the Vista Community Clinic from 1996-1999, the focus will be on maternal and child health.

7. Transportation. Many low-income residents do not have their own cars and are dependent on public transportation. There are three bus routes through the Area. The planned survey in 1997 should provide more information on transportation needs, including the distance from home to work, home to shopping, etc.

8. Neighborhood identified needs. The Partnership held a planning session to identify the needs in the neighborhood. In addition, as part of the Specific Plan process the residents identified many of the same needs. It is anticipated that the upcoming Survey will expand upon the identified needs. The needs identified by the Partnership and the Specific Plan are:

- ▶ **Public Safety** - Both resident forums identified public safety as the number one issue. The neighborhood experiences gang problems near Raintree Park, gun shots every Friday night, drunk drivers, vandalism, prostitution, drugs, crime, and theft.

Recommendations:

1. More street lights and lights on homes.
2. Increased police presence by increasing the hours of staff at the substation and increasing the number of officers. Develop a program to encourage less turn over in the bilingual deputy position in order to provide more stability in the relationship between the deputy and residents.
3. Fund a patrol car for the volunteer sheriff. There are sufficient volunteers, but not enough cars.
4. Expand neighborhood watch with Hispanic watch coordinators.
5. More community outreach is needed. Strengthen the community through organizing small areas with recognized community leaders.
6. Limit the sale of alcoholic beverages in the Area and the development of new bars and markets that sell alcohol.

- ▶ **Visual enhancement** - Visual enhancement programs are designed to create an immediate visual impact to improve an area. Efforts in the past to conduct community clean up programs have not been highly successful because they tended to be a one time event, rather than a continual practice. The Specific Plan recommended landscape features throughout the neighborhood with landscaping and street trees to soften the appearance of North Santa Fe Avenue and the commercial area. As part of the North Santa Fe Avenue widening project, raised medians have been constructed and landscaping is programmed to be installed.

Recommendations:

1. Landscape streets.

2. Organize and finance regular clean up programs, including abandoned car abatement, graffiti and trash removal.
3. Create neighborhood improvement committees that will coordinate neighborhood improvement programs.
4. Prohibit inoperative vehicles from being stored anywhere outdoors within Townsite Area.
5. Require front yards to be clean and well maintained in order to protect property values.

- ▶ Recreation/Parks - A need for recreational programs and additional parks, especially soccer fields were identified with the specific recommendations below.

Recommendations:

1. Provide additional soccer fields, even in other parts of town.
2. Provide organized transportation for children and youth to get to other areas.
3. Help children and youth to have summer jobs so they can earn the money to join soccer teams.
4. Children need productive programs, such as jobs, mentoring, and classes. Parents need parenting classes and support groups.
5. Build more tot lots and pocket parks, parks and open areas for youth and families to use without having to leave the neighborhood. Perhaps areas that the City owns could be turned over to clubs to develop small parks.

- ▶ Housing. The home ownership rate is low and rents are relatively high in relation to incomes. Housing stock is deteriorated to a greater degree than other areas in the City, including multifamily housing.

Recommendations:

1. Increase home ownership opportunities for residents in the Area. Reduce the number of absentee landlords. Adopt innovative methods to assist current local renters to become home owners.
2. Rehabilitate housing including providing a "face lift" through paint programs or other similar programs.
3. Rehabilitate multifamily housing, insuring long term affordability and good management.
4. Encourage Habitat for Humanity to assist with rehabilitating houses.

- ▶ Economic development - Unemployment is high. Youth need jobs. Adults need job skills and job readiness program.

Recommendations:

1. There are many illegal vendors that could be given legitimate business opportunities through the use of business incubators and/or micro-enterprises, thereby

providing not only jobs and increasing economic vitality, but providing a source for shopping.

2. As a possible solution to non licensed vendors and unkept lots, develop and support community gardens.

3. An employment center could be established.

- ▶ **Health-** Many health problems were identified for the people living in the Townsite Area. The needs identified by the Partnership were:

Recommendations:

1. Access to health care at all levels including primary and specialized care. The Vista Community Clinic is within two miles of the Area. However, 36% of those surveyed in the Vida Sana Report indicated that lack of transportation was a barrier to receiving health care.

2. Increased health education. Recent statistics show that infectious diseases have been replaced by life choice diseases (alcohol, tobacco, and lack of use of seat belts) as being the most prominent.

3. Increased prenatal care.

4. Increased violence and substance abuse prevention programs.

- ▶ **Community Center -** There is only one community center in the Area-Raintree Park Community Center. The space is used for the head start program in the day time hours most of the year. Because of the space use, there are very limited hours or only a few months of the year when the space could be used for community meetings, events, or educational classes. A center that could be used for services, educational programs, meetings, and recreational programs is needed.

Recommendations:

1. Develop a Townsite Area Community Center with facilities for services for low income families, class rooms for educational programs, space for special events and recreation programs.

C. Economic Development

Economic development is developing people and communities in the fringe areas of the economy to become more vibrant. The role of Community Based Organizations and the City government is to serve as a catalyst and stimulator, a facilitator, a resource mobilizer, an institution and network builder and as a social entrepreneur. The City can work with the private sector to stimulate the economy by providing incentives to the private sector, such as low interest loans, job training and placement, permit and approval facilitation, tax incentives, advocacy for better business environment and provider of business incubator space. This is the role that the Vista Redevelopment Agency and the Economic Development Department have taken in Vista with the establishment of industrial parks and the commercial centers along Highway 78. Government can also directly intervene in the economy, such as making direct loans or other forms of financial assistance available to local businesses, including but not limited to creating a business incubator. The Redevelopment Agency is also taking this approach through making low interest loans to businesses. This is the strategy that may be needed to develop businesses within the Townsite Area by establishing micro-enterprises, facilitating the location of new business or providing rehabilitation assistance to businesses on North Santa Fe Avenue, or establishing a business incubator. New regulations from the U.S. Department of HUD using CDBG funds for economic development provide many innovative and flexible tools to assist business development and neighborhood revitalization.

In the Vista Townsite Area and downtown, there is a need for building rehabilitation, street improvements, and landscaping development. The office and business vacancy rate is high. With the widening of North Santa Fe Avenue, an inordinate amount of vacant land is available for new commercial development.

In 1990, the unemployment rate in the City was 6.1%, and the rate in the Townsite Area was nearly double that figure at over 12%. There is currently limited availability for Townsite residents to vocational rehabilitation/employment services. Lifeline provides a program for job readiness and the Vista Home Ownership Program is scheduled to have a Youthbuild training component in the rehabilitation of housing. The City funds SER's Employment Center in Carlsbad. The Center places Vista residents in both temporary and permanent positions. In the Townsite Area, new residents tend to exhibit language and educational barriers. There is a definite need for additional job readiness services, language training, basic educational programs, and job training and placement programs.

One of the identified problems in the Townsite Area was illegal vendors. Establishing a business incubator or a micro enterprise program to assist these vendors to set up legal businesses in a permanent location could assist the businesses and provide jobs for residents. The Community Services Director identified the potential for a food court at the new Townsite Area Park. An Economic Development Strategy as part of this Plan could identify a project to facilitate the use of businesses that would hire Area residents. In



addition, utilizing businesses, albeit illegal businesses, operating in the area could be a start towards increasing the addition of needed services and business that will be identified in the planned survey of the neighborhood.

One of the hoped for results of the Townsite Partnership survey is to identify the employment patterns of the residents in order to determine whether there is a need to facilitate employment opportunities closer to the Area where people live. The survey should also identify the commercial needs of the Area residents, including the lack of shopping within shopping distance and the lack of Hispanic oriented goods and services, at prices and with the variety that other segments of the general population have come to expect. There are several very small Hispanic markets on North Santa Fe Avenue. The survey should provide information on whether much larger and more comprehensive markets are needed.

